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**City of Santee  
Regular Meeting Agenda**

**Santee City Council  
CDC Successor Agency  
Santee Public Financing Authority**

**Council Chamber – Building 2  
10601 Magnolia Avenue  
Santee, CA 92071**

**May 13, 2015  
7:00 PM**

**ROLL CALL:** Mayor Randy Voepel  
Vice Mayor John W. Minto  
Council Members Jack Dale, Ronn Hall and Rob McNelis

**LEGISLATIVE INVOCATION \ PLEDGE OF ALLEGIANCE:**

**PROCLAMATION:** [Designate Arbor Day 2015 and Recognizing the City of Santee as a Tree City USA for 2014](#)

**PRESENTATION:** [City Softball Championship presentation for varsity softball game between Santana and West Hills High Schools](#)

**PRESENTATION:** [“San Diego Forward: The Regional Plan” report by SANDAG](#)

**PRESENTATION:** [Joint Presentation from Padre Dam Municipal Water District and City of Santee staff on the State Water Resources Control Board’s Emergency Regulations](#)

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

**1. CONSENT CALENDAR:**

Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. Council Members, staff or public may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk before the meeting is called to order. Speakers are limited to 3 minutes.

**(A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.**

- (B) Approval of Meeting Minutes:
  - Santee City Council 04-08-15 & 04-22-15 Regular Meetings
  - CDC Successor Agency 04-08-15 & 04-22-15 Regular Meetings
  - Public Financing Authority 04-08-15 & 04-22-15 Regular Meetings
- (C) Approval of Payment of Demands as presented.
- (D) Adoption of a Resolution Initiating proceedings and ordering the preparation of an engineer's report for the FY 2015-16 Santee Landscape Maintenance District Annual Levy of Assessments.
- (E) Adoption of a Resolution initiating proceedings and ordering the preparation of an engineer's report for the FY 2015-16 Town Center Landscape Maintenance District Annual Levy of Assessments.
- (F) Adoption of a Resolution initiating proceedings and ordering the preparation of an engineer's report for the FY 2015-16 Santee Roadway Lighting District Annual Levy of Assessments.
- (G) Adoption of Resolution amending Fiscal Year 2014-15 Operating Budget Update and Amendments.

## 2. PUBLIC HEARINGS:

- (A) Public Hearing for Rezone R2014-1, Major Revision MJR2014-1, and a Negative Declaration pursuant to the California Environmental Quality Act (AEIS14-09) to establish the MHP (Mobile Home Park) Overlay District and add 16 new mobile home spaces on a 2.27 acre undeveloped parcel on the east side of Railroad Avenue between Mission Gorge Road and Buena Vista Avenue (Applicant: Cameron Brothers Construction Co., L.P.) (cont. from 04/22/15)

### Recommendation:

1. Conduct and close the Public Hearing; and
2. Approve the Negative Declaration (AEIS14-09, SCH 2015021037) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA); and
3. Introduce Rezone R2014-1 Ordinance for first reading and schedule second reading for June 24, 2015; and
4. Adopt the Resolution approving Major Revision MJR2014-1.

- (B) Public Hearing for General Plan Amendment GPA2014-1, Rezone R2014-4, Conditional Use Permit P2014-1, and a Negative Declaration pursuant to the California Environmental Quality Act (AEIS2014-2) to unify the site's general commercial land use designation and construct a 16,942 square foot commercial center with retail/office and restaurant space located on an undeveloped 2.2-acre site at 8866 Magnolia Avenue (Applicant: Cameron Brothers Construction Co., L.P.)**

Recommendations:

1. Conduct and Close the Public Hearing; and
2. Approve Negative Declaration AEIS2014-2, SCH 2015041018 as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA); and
3. Adopt the Resolution approving General Plan Amendment GPA2014-1; and
4. Introduce Rezone R2014-4 Ordinance for first reading and schedule second reading for May 27, 2015; and
5. Adopt the Resolution approving Conditional Use Permit P2014-1.

**3. ORDINANCES (First Reading):**

See Items 2(A) & 2(B)

**4. CITY COUNCIL ITEMS AND REPORTS:**

- (A) Possible cancellation of one summer Regular meeting and the December 9 Regular meeting, and rescheduling the November 11 Regular meeting to November 18.**

Recommendation:

1. Identify preferred date for summer meeting cancellation; and
2. Cancel the November 11, 2015 Regular Council meeting and schedule an Adjourned Regular meeting for November 18, 2015; and
3. Cancel the December 9, 2015 Regular meeting; and
4. Direct the City Clerk to post notices of meeting cancellation at the appropriate times.

- (B) Recommendation of appointment to the Gillespie Field Development Council.**

Recommendation:

Confirm Mayor Voepel's recommendation to be presented at the meeting.

5. CONTINUED BUSINESS: None

6. NEW BUSINESS:

**(A) Mast Boulevard Accident Report.**

Recommendation:  
Receive Report.

**(B) Resolution approving Negative Declaration AEIS2013-10 pursuant to the California Environmental Quality Act, approving the Town Center Community Park Irrigation Well Project, awarding the design-build construction contract for the Town Center Community Park Irrigation Well (CIP 2013-31) and authorizing the transfer of funds.**

Recommendation:  
Adopt the Resolution approving the Negative Declaration AEIS 2013-10, approving the project, awarding the construction contract to Kleinfelder Inc. for a total amount of \$529,493.25, authorizing the Director of Development Services to approve change orders in an amount not to exceed \$100,000, and authorizing the transfer of Park In-Lieu Fees in the amount of \$526,000.00.

**(C) Award of a professional services agreement to ETS Productions for sound and lighting services for various City special events.**

Recommendation:

1. Award the contract for sound and lighting services to ETS Productions in an amount not-to-exceed \$18,417.00 for FY 15-16; and
2. Authorize the City Manager to approve three (3) additional 12-month options to renew along with the corresponding purchase orders; and
3. Authorize the City Manager to approve annual change orders up to 10% of the then-current contract amount.

**(D) Circulation Element Update on the goal of the element and the policies and objectives that support the goal.**

Recommendation:  
Receive report.

**7. COMMUNICATION FROM THE PUBLIC:**

*Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.*

**8. CITY MANAGER REPORTS:**

**9. CDC SUCCESSOR AGENCY:**  
(Note: Minutes appear as Item 1B)

**10. SANTEE PUBLIC FINANCING AUTHORITY:**  
(Note: Minutes appear as Item 1B)

**11. CITY ATTORNEY REPORTS:**

**12. CLOSED SESSION:**

**(A) PUBLIC EMPLOYEE APPOINTMENT**  
(Gov. Code section 54957)  
Title: City Manager

**13. ADJOURNMENT:**



May	07	SPARC	Conf Room Building 6
May	11	Community Oriented Policing Committee	Council Chamber
May	13	City Council Meeting	Council Chamber
May	27	City Council Meeting	Council Chamber
June	04	SPARC	Conf Room Building 6
June	08	Community Oriented Policing Committee	Council Chamber
June	10	City Council Meeting	Council Chamber
June	24	City Council Meeting	Council Chamber
June	18	Manufactured Home Fair Practices Commission	Council Chamber

The Santee City Council welcomes you and encourages your continued interest and involvement in the City’s decision-making process.

**For your convenience, a complete Agenda Packet is available for public review at City Hall and on the City’s website at [www.CityofSanteeCA.gov](http://www.CityofSanteeCA.gov).**

*The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk’s Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.*

State of California    } County of San Diego   } ss. City of Santee           }	<b>AFFIDAVIT OF POSTING AGENDA</b>
I, <u>Patsy Bell, CMC, City Clerk</u> of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with Resolution 61-2003 on <u>May 8, 2015,</u> at <u>4:30 p.m.</u>	
_____ Signature	<u>5/8/15</u> Date

City of Santee  
**COUNCIL AGENDA STATEMENT**

PROC

**MEETING DATE**      May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE**      **PROCLAMATION: DESIGNATING ARBOR DAY 2015 AND  
RECOGNIZING THE CITY OF SANTEE AS A TREE CITY USA  
FOR 2014**

**DIRECTOR/DEPARTMENT**      Randy Voepel, Mayor

**SUMMARY**      A National Arbor Day Foundation program, Tree City USA, recognizes U.S. towns and cities that develop comprehensive urban forestry programs.

Tree City USA began as a 1976 Bicentennial project co-sponsored by the National Association of State Foresters and the USDA-Forest Service. The National League of Cities and the U.S. Conference of Mayors are now co-sponsors as well.

To become a Tree City USA, a community must meet four standards: establish a tree board or department, adopt a community tree care ordinance, develop a comprehensive community forestry program, and schedule an Arbor Day observance and proclamation.

Tree City USA designation recognizes the work of elected officials, staff and citizens who plant and care for the community forest.

The National Arbor Day Foundation has named the City of Santee a Tree City USA for 2014. It is the thirteenth year Santee has received this national recognition.

A representative from the California Department of Forestry and Fire Protection will be making tonight's presentation recognizing Santee as a Tree City USA.

**FINANCIAL STATEMENT**      N/A

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION**      ✓

Present Proclamation and receive Tree City USA Flag & Plaque from the California Department of Forestry and Fire Protection.

**ATTACHMENTS (Listed Below)**

Proclamation

# City of Santee, California

## Proclamation

**WHEREAS**, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

**WHEREAS**, this holiday called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

**WHEREAS**, 2015 is the 143rd anniversary of the holiday and Arbor Day is now observed throughout the nation and the world; and

**WHEREAS**, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

**WHEREAS**, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our community; and

**WHEREAS**, trees, wherever they are planted, are a source of joy and spiritual renewal; and

**WHEREAS**, the City of Santee planted 35 trees at the Walker Preserve on May 9th, 2015, as part of the San Diego River Park Festival using community volunteer labor.

**NOW, THEREFORE**, I, Randy Voepel, Mayor of the City of Santee, on behalf of the City Council, do hereby proclaim May 9, 2015 as the 143rd anniversary celebration of

### ARBOR DAY

in the City of Santee, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand this thirteenth day of May, two thousand fifteen, and have caused the Official Seal of the City of Santee to be affixed.



\_\_\_\_\_  
Mayor Randy Voepel

City of Santee  
**COUNCIL AGENDA STATEMENT**

**PRES**

**MEETING DATE**

May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE**

**CITY SOFTBALL CHAMPIONSHIP PRESENTATION VARSITY  
SOFTBALL GAME BETWEEN SANTANA AND WEST HILLS HIGH  
SCHOOLS**

**DIRECTOR/DEPARTMENT**

Randy Voepel, Mayor

**SUMMARY**

The City's Softball Championship Trophy reflects Council's acknowledgement of our outstanding high schools and promotes the friendly competition between their varsity softball teams.

The Softball Championship Trophy is designed to be a perpetual trophy.

This year's winner was West Hills High School. Scheduled to accept the trophy are Coach Mike Applebaum and members of the championship team.

In addition to signifying the City's support of both schools and their student bodies, it is hoped that this presentation will reinforce positive values such as teamwork, community spirit, and striving for excellence.

**FINANCIAL STATEMENT** <sup>jm</sup> N/A

**CITY ATTORNEY REVIEW**

N/A

Completed

**RECOMMENDATION**

Present trophy to West Hills High School representatives.

**ATTACHMENTS (Listed Below)**

None.

City of Santee  
**COUNCIL AGENDA STATEMENT**

PRES

**MEETING DATE**     May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE**     SAN DIEGO FORWARD: THE REGIONAL PLAN PRESENTATION  
BY SANDAG

**DIRECTOR/DEPARTMENT**     Randy Voepel, Mayor

**SUMMARY**

The San Diego Association of Governments (SANDAG) Board of Directors has requested to present an overview of "*San Diego Forward: The Regional Plan*" for information purposes and to receive Council's input. The Plan combines the Regional Transportation Plan and Sustainable Communities Strategy with the Regional Comprehensive Plan into one planning document that provides a vision for the region's future growth and development. The plan proposes a strategy for a more sustainable future which includes investing in a transportation network that will provide residents more travel choices, protects the environment, creates healthy communities, and stimulates economic growth.

**FINANCIAL STATEMENT**     N/A

**CITY ATTORNEY REVIEW**      N/A      Completed

**RECOMMENDATION** ✓

Receive presentation and provide comments.

**ATTACHMENTS (Listed Below)**

None

City of Santee  
**COUNCIL AGENDA STATEMENT**

PRES

**MEETING DATE**     May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE**     JOINT PRESENTATION FROM PADRE DAM MUNICIPAL WATER DISTRICT AND CITY OF SANTEE STAFF ON THE STATE WATER RESOURCES CONTROL BOARD'S EMERGENCY REGULATIONS

**DIRECTOR/DEPARTMENT**     Bill Maertz, Community Services 

**SUMMARY**

Staff from the Padre Dam Municipal Water District and City of Santee will be making a presentation on their efforts to comply with the State Water Resources Control Board's emergency water regulations to achieve 25% urban conservation.

**ENVIRONMENTAL REVIEW**

N/A

**FINANCIAL STATEMENT**

N/A

**CITY ATTORNEY REVIEW**

N/A      Completed

**RECOMMENDATION**

Hear presentation. 

**ATTACHMENTS (Listed Below)**

None

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

1B

**MEETING DATE**      May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE**      APPROVAL OF MEETING MINUTES: SANTEE CITY COUNCIL, CDC SUCCESSOR AGENCY AND SANTEE PUBLIC FINANCING AUTHORITY REGULAR MEETINGS OF APRIL 8, 2015 AND APRIL 22, 2015

**DIRECTOR/DEPARTMENT**      Patsy Bell, CMC, City Clerk

**SUMMARY**

Submitted for your consideration and approval are the minutes of the above meetings.

**FINANCIAL STATEMENT**

N/A

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION**

Approve Minutes as presented.

**ATTACHMENTS (Listed Below)**

April 8, 2015 and April 22, 2015 Minutes

## Minutes

**Santee City Council  
CDC Successor Agency  
Santee Public Financing Authority**

**Draft**

**Council Chambers  
10601 Magnolia Avenue  
Santee, California**

**April 8, 2015**

This Regular Meeting of the Santee City Council, the CDC Successor Agency, and the Santee Public Financing Authority was called to order by Vice Mayor/Vice Chair John W. Minto at 7:03 p.m.

Council Members present were: Vice Mayor/Vice Chair John W. Minto; and Council/Authority Members Ronn Hall, and Rob McNelis. Council/Authority Member Jack E. Dale entered at 7:18 p.m. and Mayor/Chair Randy Voepel entered at 7:35 p.m.

Staff present were: Acting City Manager/Authority Secretary Pedro Orso-Delgado, City/Authority Attorney Shawn Hagerty, Director of Community Services Bill Maertz, Acting Director of Development Services Melanie Kush, Finance Manager Donna Goldsmith, Director of Fire and Life Safety Richard Mattick, Director of Human Resources and Risk Management Jodene Dunphy, Assistant to the City Manager Kathy Valverde, Senior Economic Development Coordinator Pamela White, Santee Sheriff's Captain James Bovet, City Clerk Patsy Bell, and Office Aide Mary Ann Bennett.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, and City Attorney shall be used to indicate Mayor/Chair, Vice Mayor/Vice Chair, Council/Authority Member, City Manager/Authority Secretary, and City/Authority Attorney.)

**LEGISLATIVE INVOCATION: Pastor Phil Herrington, Pathways Community Church**

**PLEDGE OF ALLEGIANCE: Virginia Hall**

**PROCLAMATION: NATIVE PLANT WEEK**

Council Member Hall read the proclamation and noted it would be mailed to the San Diego California Native Plant Society.

**Draft**

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**      None

**1.      CONSENT CALENDAR:**

- (A)    Approval of reading by title only and waiver of reading in full of Ordinances on agenda.
- (B)    Approval of Meeting Minutes:
  - Santee City Council 03-25-15 Regular Meeting
  - CDC Successor Agency 03-25-15 Regular Meeting
  - Public Financing Authority 03-25-15 Regular Meetings
- (C)    Approval of Payment of Demands as presented.
- (D)    Adoption of a Resolution awarding the construction contract for the Citywide Crack Sealing Program 2015 Project (CIP 2015-08) to American Asphalt South, Incorporated for a total amount of \$61,509.50 and authorizing the Director of Development Services to approve change orders in an amount not to exceed \$6,150.00. (Reso 25-2015)
- (E)    Authorization for the City Manager to execute a five-year agreement with the San Diego County Sheriff's Department for participation in San Diego County's California Identification System (CAL-ID) Remote Access Network

**ACTION:** On motion of Council Member Hall, seconded by Council Member McNelis, the Agenda and Consent Calendar were approved with all voting aye, except Mayor Voepel and Council Member Dale who were absent.

**2.      PUBLIC HEARINGS:**      None

**3.      ORDINANCES (First Reading):**      None

**4.      CITY COUNCIL ITEMS AND REPORTS:**      None

**5.      CONTINUED BUSINESS:**      None

**6. NEW BUSINESS:**

**(A) Approval of Firehouse Records Management System Agreement Amendment.**

Chief Mattick presented the staff report and answered Council's questions.

**ACTION:** On motion of Council Member McNelis, seconded by Council Member Hall, the City Manager was authorized to execute the amendment to the Firehouse Records Management System Hosted Services agreement with all voting aye, except Mayor Voepel and Council Member Dale who were absent.

**(B) Authorization to purchase APX 7000 portable radios from Motorola Incorporated as a "sole source" vendor per utilization of County of San Diego Cooperative Regional Communications Systems (RCS) contract.**

Chief Mattick presented the staff report and answered Council's questions.

**ACTION:** On motion of Council Member McNelis, seconded by Council Member Hall, it was determined and approved that due to special circumstances it is in the City's best interest to purchase the APX 7000 portable radios from Motorola Incorporated as a sole source vendor in an amount not to exceed \$30,675.88 with all voting aye, except Mayor Voepel and Council Member Dale who were absent.

Council Member Dale entered the meeting at 7:18 p.m.

**7. COMMUNICATION FROM THE PUBLIC:**

(A) Jeff Coskey requested that Council expedite an ongoing code compliance case regarding Mr. Hansen.

(B) Max D. Gelwix, SONIC Drive-In, requested Council review the possibility of installing a left turn pocket in the median on Mission Gorge Road.

Council Member McNelis requested staff review and bring the item back to a future meeting.

(C) Jackie Horton-Toft, Aces Foundation, stated her support for the El Cajon Animal Shelter and asked if the City would be entering into a partnership to utilize that facility.

(D) Cheryl Cosart, Santee Library, invited Council to the 100<sup>th</sup> Anniversary of the Santee Library.

Draft

8. **CITY MANAGER REPORTS:** None

9. **CDC SUCCESSOR AGENCY:**  
(Note: Minutes appear as Item 1B)

10. **SANTEE PUBLIC FINANCING AUTHORITY:**  
(Note: Minutes appear as Item 1B)

11. **CITY ATTORNEY REPORTS:** None

Council Members recessed at 7:34 p.m. Mayor Voepel entered the meeting at 7:35 and Council convened in Closed Session at 7:36 p.m. with all Members present.

12. **CLOSED SESSION:**

(A) **CONFERENCE WITH LABOR NEGOTIATORS**

Government Code Section 54957.6

Agency Designated Representative: Acting City Manager

Employee organization: Santee Firefighters Association

(B) **PERSONNEL:**

Public Employee Performance Evaluation

(Pursuant to Government Code Section 54957)

Title: City Manager

Council Members reconvened in Open Session at 9:59 p.m. with all Members present. Vice Mayor Minto reported that on Item 12(A) direction was given to staff and on item 12(B) the evaluation was conducted with no reportable action.

13. **ADJOURNMENT:**

There being no further business, the meeting was adjourned at 10:00 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Patsy Bell, City Clerk and for  
Acting Authority Secretary Pedro Orso-Delgado

## Minutes

**Santee City Council  
CDC Successor Agency  
Santee Public Financing Authority**

**Draft**

**Council Chambers  
10601 Magnolia Avenue  
Santee, California**

**April 22, 2015**

This Regular Meeting of the Santee City Council, the CDC Successor Agency, and the Santee Public Financing Authority was called to order by Mayor/Chair Randy Voepel at 7:03 p.m.

Council Members present were: Mayor/Chair Randy Voepel; Vice Mayor/Vice Chair John W. Minto; and Council/Authority Members Ronn Hall and Rob McNelis. Council/Authority Member Jack E. Dale was absent.

Staff present were: Acting City Manager/Authority Secretary Pedro Orso-Delgado, City/Authority Attorney Shawn Hagerty, Director of Community Services Bill Maertz, Acting Director of Development Services Melanie Kush, Finance Director/Treasurer Tim McDermott, Director of Fire and Life Safety Richard Mattick, Director of Human Resources and Risk Management Jodene Dunphy, Assistant to the City Manager Kathy Valverde, Senior Economic Development Coordinator Pamela White, Santee Sheriff's Captain James Bovet, City Clerk Patsy Bell, and Office Aide Mary Ann Bennett.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, and City Attorney shall be used to indicate Mayor/Chair, Vice Mayor/Vice Chair, Council/Authority Member, City Manager/Authority Secretary, and City/Authority Attorney.)

**LEGISLATIVE INVOCATION: Pastor Dennis Ottalagano, New Life Assembly of God**

**PLEDGE OF ALLEGIANCE: Mayor Voepel**

**PRESENTATION: Santee Recycling Champions**

Vice Mayor Minto introduced Waste Management's Elmer Heap, Public Sector Manager, and Dan Butler, Public Sector Representative. They presented certificates to Tom and Peggy Iammarinon and Erika Bañuelos, representatives of GTM, for the business's recycling efforts and to Cynthia Celeste and Jim Montague, representatives of Meadowbrook Mobile Home Park, who were recognized for the park's residential recycling efforts.

Draft

**PROCLAMATION: Arbor Day 2015 and Recognizing the City of Santee as a Tree City USA for 2014 (Rescheduled to May 13, 2015)**

**ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**

Vice Mayor Minto requested that Item 1(E) be pulled for discussion. City Clerk Bell announced that the representative from the California Department of Forestry & Fire Protection was not able to attend tonight's meeting and the item would be rescheduled to May 13, 2015.

**1. CONSENT CALENDAR:**

- (A) Approval of reading by title only and waiver of reading in full of Ordinances on agenda.**
- (B) Approval of Payment of Demands as presented.**
- (C) Approval of the expenditure of \$39,232.28 for March 2015 legal services and related costs, and the appropriation of funds.**
- (D) Adoption of the Resolution accepting the Carlton Oaks School Sidewalk Access Improvements (CIP 2013-07) as complete and directing the City Clerk to file a Notice of Completion. (Reso 26-2015)**
- (E) Item removed from the Consent Calendar**

**ACTION:** On motion of Council Member McNelis, seconded by Vice Mayor Minto, the Agenda and Consent Calendar were approved as amended with all voting aye, except Council Member Dale who was absent.

**Item removed from the Consent Calendar:**

- (E) Rejection of four (4) claims against the City by Carol Chalmers, Bonnie Awes, Brad Barfield and Diana Amsden per Government Code § 913.**

Director of Human Resources and Risk Management Dunphy answered Council's questions regarding the review process of claim forms.

**ACTION:** On motion of Vice Mayor Minto, seconded by Council Member Hall, the four claims were rejected with all voting aye, except Council Member Dale who was absent.

Draft

**2. PUBLIC HEARINGS:**

- (A) **Public Hearing for Rezone R2014-1, Major Revision MJR2014-1, and a Negative Declaration pursuant to the California Environmental Quality Act (AEIS14-09) to establish the MHP (Mobile Home Park) Overlay District and add 16 new mobile home spaces on a 2.27 acre undeveloped parcel on the east side of Railroad Avenue between Mission Gorge Road and Buena Vista Avenue (Applicant: Cameron Brothers Construction Co., L.P.)**

The Public Hearing was opened at 7:20 p.m. and Mayor Voepel announced that the applicant requested a continuance to May 13, 2015.

**PUBLIC SPEAKERS:** None

**ACTION:** On motion of Vice Mayor Minto, seconded by Council Member Hall, the Public Hearing was continued to May 13, 2015 with all voting aye, except Council Member Dale who was absent.

- (B) **Public Hearing to review the draft 2015-2019 Consolidated Plan and Program Year 2015 Annual Action Plan, and authorization for the City Manager to submit the grant application for Program Year 2015 Community Development Block Grant funds.**

The Public Hearing opened at 7:21 p.m. Acting Director of Development Services Kush introduced the item and Senior Management Analyst Tom Romstad presented a staff report utilizing a PowerPoint Presentation.

**PUBLIC SPEAKERS:** None

**ACTION:** On motion of Council Member McNelis, seconded by Vice Mayor Minto, the Public Hearing was closed at 7:28 p.m., the 2015-2019 Consolidated Plan and the Program Year 2015 Annual Action Plan were approved, and the City Manager was authorized to submit the CDBG grant application with all voting aye, except Council Member Dale who was absent.

- (C) **Public Hearing to review the draft 2015-2019 Assessment of Impediments to Fair Housing Choice, and authorizing execution of the Certificate of Compliance.**

The Public Hearing opened at 7:29 p.m. Senior Management Analyst Tom Romstad presented a staff report utilizing a PowerPoint presentation. Vice Mayor Minto suggested reviewing housing for the elderly in the future.

**PUBLIC SPEAKERS:** None

**ACTION:** On motion of Council Member Hall, seconded by Council Member McNelis, the Public Hearing was closed at 7:37 p.m. and authorization for the City Manager to execute the Certificate of Compliance was approved with all voting aye, except Council Member Dale who was absent.

**3. ORDINANCES (First Reading):** None

**4. CITY COUNCIL ITEMS AND REPORTS:**

Council Member Hall and Mayor Voepel attended the Use of Force training presented by the Sheriff's Department and San Diego Police Department and stated it was a valuable experience.

Council Member McNelis thanked Director of Human Resources and Risk Management Dunphy for her 17 years of service to the City and wished her well with her new endeavors.

**5. CONTINUED BUSINESS:** None

**6. NEW BUSINESS:**

**(A) Information regarding SONIC Burger's request for a median opening on Mission Gorge Road.**

Acting Director of Development Services Kush and Principal Traffic Engineer Mei presented the staff report utilizing a PowerPoint presentation and answered Council's questions.

**PUBLIC SPEAKERS:**

In Support:

- Max D. Gelwix, SONIC Manager, submitted SONIC's "Santee Monthly Sales; January 2013 through March 31, 2015 Report.
- Bill Darnell, Darnell & Associates, Inc., submitted his firm's investigative report regarding the median being opened.

Council requested that additional information be provided for traffic accidents in that specific area and broken down in multiple ways; such as time of day, yearly accident totals through current year and/or number of left-hand turn accidents. Council questioned whether the restaurant owner could carry a liability bond or put a deposit on file with the City if the median was opened up. Council also requested staff research the possibility of the City having to reimburse the grant money used to construct the median if the median were re-opened.

Draft

- (B) **Resolution approving termination of the San Diego Pooled Insurance Program Authority (SANDPIPA) Joint Powers Authority and amendments to the Joint Powers Agreement. (Reso 027-2015)**

Director of Human Resources and Risk Management Dunphy presented a staff report utilizing a PowerPoint Presentation and answered Council's questions. Council requested additional information regarding coverage under the Department of Insurance.

**ACTION:** On motion of Council Member McNelis, seconded by Council Member Hall, the Resolution authorizing the San Diego Pooled Insurance Program Authority (SANDPIPA) to terminate and authorizing SANDPIPA member to make the appropriate changes to the Joint Powers Agreement was adopted with all voting aye, except Council Member Dale who was absent.

- (C) **Report on the status of goals developed at the City Council Strategic Planning Workshop.**

Assistant to the City Manager Valverde presented a staff report utilizing a PowerPoint presentation and answered Council's questions.

**7. COMMUNICATION FROM THE PUBLIC:**

- (A) Dr. Erin Doherty spoke of traffic concerns in her neighborhood, Mission Greens Road between Buena Vista and Mission Gorge Road, and requested the City look into providing some kind of traffic control.
- (B) Ray Justus requested a 30-day extension on his Notice of Violation regarding business activity being conducted at his residential property by his renter, Mr. Hansen.
- (C) Jeff Coskey expressed concerns with Mr. Hansen's home-based wood working business and played a recording of noise created by Mr. Hansen's woodworking equipment.

**8. CITY MANAGER REPORTS:**

Acting City Manager Orso-Delgado presented the monthly report to Council and thanked Director of Human Resources and Risk Management Dunphy for her service and dedication to the City.

- 9. CDC SUCCESSOR AGENCY: None**

**Draft**

10. **SANTEE PUBLIC FINANCING AUTHORITY:** None

11. **CITY ATTORNEY REPORTS:** None

Council Members recessed at 8:57 p.m. and convened in Closed Session at 9:07 p.m. with all Members present, except Council Member Dale who was absent.

12. **CLOSED SESSION:**

**(A) CONFERENCE WITH LABOR NEGOTIATORS**

Government Code Section 54957.6

Agency Designated Representative: Acting City Manager

Employee organization: Santee Firefighters Association

Council Members reconvened in Open Session at 9:23 p.m. with all Members present, except Council Member Dale who was absent. Mayor Voepel reported that direction was given to staff.

13. **ADJOURNMENT:**

There being no further business, the meeting was adjourned at 9:24 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Patsy Bell, City Clerk and for Acting Authority  
Secretary Pedro Orso-Delgado

City of Santee  
**COUNCIL AGENDA STATEMENT**

1C

**MEETING DATE**    May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE**    PAYMENT OF DEMANDS

**DIRECTOR/DEPARTMENT**    Tim K. McDermott/Finance *TM*

**SUMMARY**

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

**FINANCIAL STATEMENT** *TM*

Adequate budgeted funds are available for the payment of demands per the attached listing.

**CITY ATTORNEY REVIEW**     N/A     Completed

**RECOMMENDATION** *AD*

Approval of the payment of demands as presented.

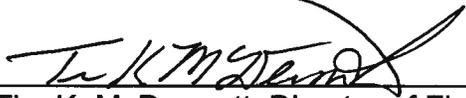
**ATTACHMENTS (Listed Below)**

- 1) Payment of Demands-Summary of Checks Issued
- 2) Disbursement Journal

Payment of Demands  
Summary of Payments Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
04/15/15	Accounts Payable	\$ 201,310.30
04/15/15	Accounts Payable	11,000.30
04/16/15	Payroll	289,394.59
04/16/15	Accounts Payable	164,414.04
04/20/15	Accounts Payable	81,146.71
04/23/15	Accounts Payable	1,640,476.83
04/23/15	Accounts Payable	39,232.28
04/29/15	Accounts Payable	827,976.19
04/30/15	Payroll	288,523.94
04/30/15	Accounts Payable	159,223.17
04/30/15	Accounts Payable	16,447.00
05/01/15	Retiree Medical	<u>5,096.00</u>
	TOTAL	<u>\$ 3,724,241.35</u>

I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.

  
\_\_\_\_\_  
Tim K. McDermott, Director of Finance

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108402	4/15/2015	10003 A & B SAW & LAWNMOWER SHOP	24261	50743	TOOL REPLACEMENT	265.59
					<b>Total :</b>	<b>265.59</b>
108403	4/15/2015	11957 ALETO CONSTRUCTION COMPANY	CD13022S		REFUNDABLE SECURITY	400.00
					<b>Total :</b>	<b>400.00</b>
108404	4/15/2015	10633 ALL STAR GLASS INC	WEC084890		WINDSHIELD REPAIR	69.00
					<b>Total :</b>	<b>69.00</b>
108405	4/15/2015	10412 AT&T	000004807075		TELEPHONE	6,216.40
					<b>Total :</b>	<b>6,216.40</b>
108406	4/15/2015	10190 AUDIO ASSOCIATES OF SAN DIEGO	11281		AUDIO SYSTEM REPAIR	277.01
					<b>Total :</b>	<b>277.01</b>
108407	4/15/2015	10021 BOUND TREE MEDICAL LLC	81729959	50724	EMS SUPPLIES	205.86
			81729960	50724	EMS SUPPLIES	77.38
			81731397A	50725	PHARMACEUTICALS	153.78
			81731397B	50724	EMS SUPPLIES	135.54
			81732935	50724	EMS SUPPLIES	479.17
			81732936	50724	EMS SUPPLIES	854.52
			81732937	50724	EMS SUPPLIES	78.99
			81732938	50725	PHARMACEUTICALS	149.00
					<b>Total :</b>	<b>2,134.24</b>
108408	4/15/2015	10526 BPR INC	1773	50934	CITYWIDE SIDEWALK REPAIRS	23,016.55
					<b>Total :</b>	<b>23,016.55</b>
108409	4/15/2015	10542 C2 REPROGRAPHICS	683727		CITYWIDE CRACK SEALING BID PACKETS	102.21
					<b>Total :</b>	<b>102.21</b>
108410	4/15/2015	10876 CANON SOLUTIONS AMERICA INC	902300588		PW300 TONER KIT	206.28
					<b>Total :</b>	<b>206.28</b>
108411	4/15/2015	10031 CDW GOVERNMENT LLC	TD89504	50984	HP LAPTOPS	1,191.12
			TG04787	50984	HP LAPTOP	595.56
					<b>Total :</b>	<b>1,786.68</b>

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108411	4/15/2015	10031 CDW GOVERNMENT LLC	(Continued) TM30853	50984	HP LAPTOP RETURNED	-595.56
					<b>Total :</b>	<b>1,191.12</b>
108412	4/15/2015	11448 CHEN RYAN ASSOCIATES INC	02012015	50625	CIRCULATION ELEMENT UPDATE	1,650.00
					<b>Total :</b>	<b>1,650.00</b>
108413	4/15/2015	10035 COMPETITIVE METALS INC	180770	50767	METAL SUPPLIES	150.28
					<b>Total :</b>	<b>150.28</b>
108414	4/15/2015	10711 COUNTY OF SAN DIEGO	2015-PWCP-1016 2015-PWCP-1024		STORMWATER PROGRAM STORMWATER PROGRAM	71,721.00 32,526.00
					<b>Total :</b>	<b>104,247.00</b>
108415	4/15/2015	10040 COUNTYWIDE MECHANICAL SYSTEMS	14066620	50851	CITY HALL PLUMBING REPAIRS	3,936.59
					<b>Total :</b>	<b>3,936.59</b>
108416	4/15/2015	10333 COX COMMUNICATIONS	094486701 105080401 112256001		CITY HALL GROUP BILL 9310 FANITA PKWY 9130 CARLTON OAKS DR	2,849.27 33.44 161.60
					<b>Total :</b>	<b>3,044.31</b>
108417	4/15/2015	11450 CREATIVE METAL INDUSTRIES INC	10121	50981	SD RIVER TRAIL DEDICATION PLAQUES	1,360.80
					<b>Total :</b>	<b>1,360.80</b>
108418	4/15/2015	11824 CRYSTAL & COMPANY	15-4.1	50947	CONSOLIDATED PLAN	27,135.00
					<b>Total :</b>	<b>27,135.00</b>
108419	4/15/2015	11168 CTE INC CLARK TELECOM AND	00002283 00002284 00002285	50875 50875 50875	DIG ALERT MARKOUTS STREET LIGHT REPAIRS STREET LIGHT MAINTENANCE	526.40 355.47 491.66
					<b>Total :</b>	<b>1,373.53</b>
108420	4/15/2015	10057 ESGIL CORPORATION	3/30/15-4/3/15		SHARE OF FEES	13,550.97
					<b>Total :</b>	<b>13,550.97</b>
108421	4/15/2015	10580 FASTENAL COMPANY	CAS169990	50771	HARDWARE SUPPLIES	38.22

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108421	4/15/2015	10580 FASTENAL COMPANY	(Continued) CAS169993	50771	YARD SUPPLIES	149.54
						<b>Total :</b> 187.76
108422	4/15/2015	10066 GLOBALSTAR USA LLC	1000000006324495		SATELLITE PHONE SERVICE	43.98
						<b>Total :</b> 43.98
108423	4/15/2015	10301 HORSMAN AUTOMOTIVE	387533	50746	FLEET SERVICES	37.59
						<b>Total :</b> 37.59
108424	4/15/2015	10174 LN CURTIS AND SONS	1348546-00	50750	SAFETY EQUIPMENT	571.83
						<b>Total :</b> 571.83
108425	4/15/2015	10720 MALL MEDIA INC	20014U		SPRING EGGSTRAVAGANZA	1,004.71
						<b>Total :</b> 1,004.71
108426	4/15/2015	10079 MEDICO PROFESSIONAL	1587777 1587778	50869 50869	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	22.47 13.93
						<b>Total :</b> 36.40
108427	4/15/2015	10105 MYERS & SONS HI-WAY SAFETY INC	28331	50823	SAFETY CONES	2,497.11
						<b>Total :</b> 2,497.11
108428	4/15/2015	10084 NALCO CAL-WATER LLC	64602 64878	50807 50865	DEIONIZED WATER SERVICE DEIONIZED WATER SERVICE	90.00 90.00
						<b>Total :</b> 180.00
108429	4/15/2015	10218 OFFICE DEPOT	761270578001 761270707001	50710 50710	OFFICE SUPPLIES OFFICE SUPPLIES	15.49 7.59
						<b>Total :</b> 23.08
108430	4/15/2015	10110 SECTRAN SECURITY INC	15040314	50797	TRANSPORT SERVICES	111.30
						<b>Total :</b> 111.30
108431	4/15/2015	10314 SOUTH COAST EMERGENCY VEHICLE	475065	50782	PIERCE FIRE APPARATUS PARTS	136.99
						<b>Total :</b> 136.99

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108432	4/15/2015	10422 SOUTHERN CALIFORNIA SOIL AND	369856	50955	MAGNOLIA AVE MEDIAN IMPROVEMENTS	2,956.00
						<b>Total :</b>
108433	4/15/2015	10217 STAPLES ADVANTAGE	3260363759	50700	OFFICE SUPPLIES	9.47
			3260419428	50700	OFFICE SUPPLIES	51.95
			3260514422	50741	OFFICE SUPPLIES	-41.73
						<b>Total :</b>
108434	4/15/2015	11625 STAUMP PRODUCTIONS	03192015		INSTRUCTOR PAYMENT	1,482.00
						<b>Total :</b>
108435	4/15/2015	10121 SUPERIOR READY MIX LP	695099	50888	ASPHALT	69.12
						<b>Total :</b>
108436	4/15/2015	10158 THE SOCO GROUP INC	CL36365	50927	FLEET CARD FUELING	1,173.06
						<b>Total :</b>
108437	4/15/2015	11035 ULTRA RESEARCH INC	U-R 2015-03-25		2013 RETAIL SALES REPORT	18.50
						<b>Total :</b>
108438	4/15/2015	11194 USAFACT INC	2418705-IN		BACKGROUND CHECK	31.77
						<b>Total :</b>
108439	4/15/2015	10148 WESTAIR GASES & EQUIPMENT INC	10092325	50838	WELDING MATERIALS	33.14
						<b>Total :</b>
108440	4/15/2015	10879 WHITAKER BROTHERS BUSINESS	0236481		OFFICE EQUIPMENT SUPPLIES	67.54
						<b>Total :</b>
108441	4/15/2015	10331 HDS WHITE CAP CONST SUPPLY	10003213781		FIELD SUPPLIES	81.17
						<b>Total :</b>
108442	4/15/2015	10232 XEROX CORPORATION	078689065	50796	COPY CHARGES & LEASE	183.43
			078689066	50794	COPY CHARGES	37.25
						<b>Total :</b>
						<b>Bank total :</b>
						<b>201,310.30</b>

41 Vouchers for bank code : ubgen

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
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41 Vouchers in this report

Total vouchers : 201,310.30

Prepared by:   
Date: 04/15/2015

Approved by:   
Date: 4-15-15

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108443	4/15/2015	10001 US BANK	000019		MEETING SUPPLIES	7.75
			000023		MEETING SUPPLIES	8.59
			000056		MEETING SUPPLIES	1.49
			000106		MEETING SUPPLIES	1.49
			001 0820543 M		PAPA MEMBERSHIP	45.00
			005762290		STORMWATER QUALIFICATION	350.00
			0070797		RIVER TRAIL EXTENSION	698.64
			0133345		TOOL BOX	86.34
			019957		TEEN CENTER SUPPLIES	98.44
			02151177		FIRE DEPARTMENT AWARDS	114.98
			027229		AUTO SUPPLIES	58.28
			031386		TEEN CENTER SUPPLIES	6.47
			03151064		PENS ENGRAVING	39.90
			03723981		BLIND REPAIR	60.00
			050428		MEETING SUPPLIES	11.18
			0561087		HARDWARE FOR TRASHCANS	54.11
			074361		COUNCIL MEETING SUPPLIES	5.49
			076479		CITY COUNCIL & OFFICE SUPPLIES	97.16
			103-1947084-7229050		BATTERY & CHARGER	19.98
			1105831573		STREET REPAIR SUPPLIES	250.15
			1124588		CITY HALL SUPPLIES	64.21
			1124597		PARK PAINT AND TOOLS	157.30
			113		SANITIZER PRODUCTS	203.55
			115-1652166-9512254		SPECIAL EVENT PROMOTIONS	40.84
			12927		FLYERS FOR VIA DE CHRISTINA PROJECT	35.00
			15-305		PRESSURE WASHER REPAIR	63.72
			15-327		PRESSURE WASHER PARTS	36.29
			15329.1		VEHICLE SUPPLIES	210.50
			157969		SPARC BREAKFAST MEETING	39.80
			177569		CPRS CONFERENCE HOTEL	431.25
			1873800223042		MISS SANTEE & MISS TEEN BOUQUETS	81.00
			18973800536772		MISS SANTEE PAGEANT BOUQUETS	53.98
			2124420		TRASHCAN HARDWARE	22.00
			21661944		RADIO HEADSET MIC COVERS	51.95
			2263026		SHOP SUPPLIES	68.42

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108443	4/15/2015	10001 US BANK	(Continued)			
			258048		AUTO PARTS	6.50
			258799		LIGHT FOR BACKHOE	4.68
			2968-396892		RADIATOR COOLANT	12.95
			2968-396897		RADIATOR COOLANT	38.85
			30425735		CONCRETE COLOR	5.51
			305079638227220		SPRING EGGSTRAVAGANZA	21.85
			3416		FIRE DEPARTMENT AWARDS DINNER	17.53
			37692		SD RIVER TRAIL OPENING CEREMONY	162.00
			3849		VEHICLE REPAIR	371.82
			4084		WEBINAR FOR TRAIL SIGNS	55.00
			4120393		HAND TOOLS	45.35
			41239		TOOLS FOR STREET CREW YARD PUMP	58.81
			4237-3		STATION SUPPLIES	47.90
			4311-6		PAINT FOR PARKS	26.31
			4690		SPRING CLASS FLYERS	13.93
			4755578		CPRS CONFERENCE SHUTTLE	30.00
			50		TEEN PROGRAM SUPPLIES	92.63
			5061		MEETING	28.00
			5120199		TOOLS FOR STREET CREW YARD PUMP	16.17
			5120224		ELECTRICAL SUPPLIES	39.36
			5134220		PLUMBING SUPPLIES	66.92
			5179-9321-9275-9452		CPRS CONFERENCE BREAKFAST	35.00
			52218		TOOL BOX RUBBER LINERS	417.54
			5223		CITY HALL SIGN REPLACEMENT	57.40
			603765442		CROSSING GUARD SUPPLIES	153.33
			6121723		FENCING SUPPLIES	3.43
			6123764		PAINT FOR PARKS	107.24
			6135484		PARK PAINT & SUPPLIES	28.60
			638072		SD RIVER TRAIL DEDICATION PLAQUE	503.36
			7133109176		TRASH BAGS FOR PARKS	730.08
			725266-01		NEW VEHICLE SUPPLIES	981.45
			733214		CPRS CONFERENCE LUNCH	6.50
			7340045		MEETING	74.26
			756874124-001		BUSINESS CARDS	64.43
			757784297-001		BUSINESS CARDS	84.41
			810969		AUTO PARTS	33.22

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108443	4/15/2015	10001 US BANK	(Continued)			
			8572671		CITY HALL SUPPLIES	30.20
			9123277		GOOGLES FOR SPRAY TRUCK	11.85
			9124932		CITY HALL REPAIR SUPPLIES	29.32
			9133542		PAINT & CLEANER FOR PARKS	25.23
			9133548		CITY HALL SUPPLIES	119.19
			9144		SPRING CLASS FLYERS STICKERS	28.58
			944853		WORKING LUNCH	32.32
			95814		CPRS CONFERENCE	31.00
			9D553037		CPRS AWARDS & INSTALLATION	63.00
			CL194137		USB MEMORY DIRECT	245.00
			F-0130		MEETING SUPPLIES	7.48
			F-0142		MEETING SUPPLIES	7.48
			GP_5824314		BROCHURE PRINTING	877.05
			GP_5851041		PRINTING PROMO BOOKMARK	59.24
			GP_5877928		SANTEE BLUEGRASS FESTIVAL	117.02
			GP_5913481		RIVER PARK FESTIVAL	115.91
			rough367		PLAY TICKETS	276.00
			SS298473488		PARK SIGNS	601.70
			W347105926		PLAYGROUND PAINT	50.16
			WEB136918		ISA MEMBERSHIP	255.00
<b>Total :</b>						<b>11,000.30</b>

1 Vouchers for bank code : ubgen

1 Vouchers in this report

Bank total : 11,000.30

Total vouchers : 11,000.30

Prepared by:   
 Date: 04/15/2015  
 Approved by:   
 Date: 4-15-15

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108444	4/16/2015	10844 FRANCHISE TAX BOARD	PPE 04/08/15		WITHHOLDING ORDER	110.00
					<b>Total :</b>	<b>110.00</b>
108445	4/16/2015	10508 LIFE INSURANCE COMPANY OF	April 2015		LIFE INSURANCE	2,574.10
					<b>Total :</b>	<b>2,574.10</b>
108446	4/16/2015	10779 NATIONAL BENEFIT SERVICES LLC	PPE 04/08/15		FLEXIBLE SPENDING ACCOUNT	2,108.21
					<b>Total :</b>	<b>2,108.21</b>
108447	4/16/2015	10784 NATIONAL UNION FIRE INSURANCE	April 2015		VOLUNTARY AD&D	123.11
					<b>Total :</b>	<b>123.11</b>
108448	4/16/2015	10353 PERS	04 15 3		RETIREMENT PAYMENT	119,952.30
					<b>Total :</b>	<b>119,952.30</b>
108449	4/16/2015	10335 SAN DIEGO FIREFIGHTERS FEDERAL	April 2015		LONG TERM DISABILITY-SAFETY	877.50
					<b>Total :</b>	<b>877.50</b>
108450	4/16/2015	10424 SANTEE FIREFIGHTERS	PPE 04/08/15		DUES/PEC/BC EXPENSES	2,162.49
					<b>Total :</b>	<b>2,162.49</b>
108451	4/16/2015	10783 UNITED WAY OF SAN DIEGO COUNTY	April 2015		UNITED WAY	102.00
					<b>Total :</b>	<b>102.00</b>
108452	4/16/2015	10001 US BANK	PPE 04/08/15		PARS RETIREMENT	808.18
					<b>Total :</b>	<b>808.18</b>
108453	4/16/2015	10959 VANTAGE TRANSFER AGENT/457	ICMA PPE 04/08/15		ICMA - 457	28,539.88
					<b>Total :</b>	<b>28,539.88</b>
108454	4/16/2015	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 04/08/15		RETIREE HEALTH SAVINGS ACCOUNT	7,056.27
					<b>Total :</b>	<b>7,056.27</b>
<b>11 Vouchers for bank code : ubgen</b>						<b>Bank total : 164,414.04</b>
<b>11 Vouchers in this report</b>						<b>Total vouchers : 164,414.04</b>

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
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Prepared by:   
Date: 04/16/2015

Approved by:   
Date: 4/16/15

Voucher List  
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
3347	4/20/2015	10955 DEPARTMENT OF THE TREASURY	PPE 04/08/15		FEDERAL WITHHOLDING TAX	63,115.96
					<b>Total :</b>	<b>63,115.96</b>
3381	4/20/2015	10956 FRANCHISE TAX BOARD	PPE 04/08/15		CA STATE TAX WITHHELD	18,030.75
					<b>Total :</b>	<b>18,030.75</b>
					<b>Bank total :</b>	<b>81,146.71</b>
					<b>Total vouchers :</b>	<b>81,146.71</b>

2 Vouchers for bank code : ubgen  
2 Vouchers in this report

Prepared by:   
Date: 04/23/2015  
Approved by:   
Date: 4-23-15

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108455	4/23/2015	11948 AHA INC	11202014		MORTGAGE CREDIT CERTIFICATES	2,430.00
						<b>Total :</b>
108456	4/23/2015	10633 ALL STAR GLASS INC	IECO84890		MEDIC UNIT REPAIR	69.00
						<b>Total :</b>
108457	4/23/2015	11709 ARCHERY HOUSE LLC	709		INSTRUCTOR PAYMENT	1,330.00
						<b>Total :</b>
108458	4/23/2015	10516 AWARDS BY NAVAJO	04151044		NAME TAG ENGRAVING	9.22
						<b>Total :</b>
108459	4/23/2015	10018 BENCHMARK LANDSCAPE SVCS INC	117339	50918	LANDSCAPE SERVICES	10,594.00
			117340	50915	LANDSCAPE SERVICES	9,811.37
			117650	50915	LANDSCAPE SERVICES	328.00
						<b>Total :</b>
108460	4/23/2015	10021 BOUND TREE MEDICAL LLC	81736937	50724	EMS SUPPLIES	727.12
			81736938	50724	EMS SUPPLIES	32.51
			81736939	50725	PHARMACEUTICALS	689.64
			81736940	50724	EMS SUPPLIES	187.28
			81736941	50724	EMS SUPPLIES	41.68
			81736942	50725	PHARMACEUTICALS	58.97
			81738300	50724	EMS SUPPLIES	388.30
			81738301A	50725	PHARMACEUTICALS	217.70
			81738301B	50724	EMS SUPPLIES	20.57
						<b>Total :</b>
108461	4/23/2015	11169 CALIFORNIA WATERS LLC	11146	50845	FOUNTAIN MAINTENANCE	1,525.00
						<b>Total :</b>
108462	4/23/2015	10876 CANON SOLUTIONS AMERICA INC	988434307	50719	SCANNER MAINTENANCE	55.13
						<b>Total :</b>
108463	4/23/2015	11046 CAREER SURVIVAL GROUP	SANTEE 2015-1		FIREFIGHTER TRAINING	1,800.00

Voucher List  
CITY OF SANTEE

Bank code : ubgen									
Voucher	Date	Vendor	Invoice	PO #	Description	Amount			
108463	4/23/2015	11046 CAREER SURVIVAL GROUP					Total :		1,800.00
108464	4/23/2015	10327 CARLIN, TAMMIE	018		INSTRUCTOR PAYMENT	1,920.00	Total :		1,920.00
108465	4/23/2015	10569 CHARLENE'S DANCE N CHEER	03282015		INSTRUCTOR PAYMENT	1,487.85	Total :		1,487.85
108466	4/23/2015	10032 CINTAS CORPORATION #694	694814998 694817449	50815 50815	UNIFORM & EQUIPMENT RENTAL UNIFORM & EQUIPMENT RENTAL	59.43 64.38	Total :		123.81
108467	4/23/2015	10036 COOPERATIVE PERSONNEL SERVICES	SOP38920		FF/PM TESTING ANSWER SHEETS	74.35	Total :		74.35
108468	4/23/2015	10039 COUNTY MOTOR PARTS COMPANY INC	256818 256943 257274 257333 257356 257699	50944 50944 50944 50944 50944 50944	AUTOMOTIVE PARTS AUTOMOTIVE PARTS VEHICLE REPAIR PART VEHICLE REPAIR PARTS AUTOMOTIVE PARTS VEHICLE REPAIR PART	99.08 3.23 7.35 83.21 70.66 7.35	Total :		270.88
108469	4/23/2015	10171 COUNTY OF SAN DIEGO AUDITOR &	03 /2015 PHOENIX 03/2015 AGENCY REV 03/2015 DMV		03/15 PHOENIX CITE REV REPT 03/15 AGENCY PARK CITE REPT 03/15 DMV PARK CITE REPT	387.50 50.00 145.00	Total :		582.50
108470	4/23/2015	10040 COUNTYWIDE MECHANICAL SYSTEMS	15060619	50914	HVAC MAINTENANCE	468.58	Total :		468.58
108471	4/23/2015	10333 COX COMMUNICATIONS	052335901		8950 COTTONWOOD AVE	230.21	Total :		230.21
108472	4/23/2015	10188 CURTO CONSTRUCTION COMPANY	82-2 82-2R	50982	RIVER TRAIL EXTENSION RETENTION	60,725.00 -3,036.25	Total :		57,688.75

Voucher List  
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Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108472	4/23/2015	10188 CURTO CONSTRUCTION COMPANY (Continued)				57,688.75
108473	4/23/2015	10595 CUTTER'S EDGE INDUSTRIES INC	032415-3	50730	EQUIPMENT REPAIR	160.85
108474	4/23/2015	10200 DELGADO, PEDRO ORSO	4152015		CELL PHONE REIMBURSEMENT	160.85
108475	4/23/2015	11295 DOKKEN ENGINEERING	28779	50583	PROSPECT PARK AT VIA DE CRISTINA	102.49
108476	4/23/2015	11451 EC NAMEPLATE	13668		MEMORIAL PLAQUE	102.49
108477	4/23/2015	10053 EL CAJON PLUMBING & HEATING	277594	50770	PLUMBING SUPPLIES	18,461.61
108478	4/23/2015	10057 ESGIL CORPORATION	2/2/15-2/6/15 4/6/15-4/10/15		SHARE OF FEES SHARE OF FEES	162.00
108479	4/23/2015	10146 EXPRESSIONS DANCE AND MOVEMENT	1WINTER2015		INSTRUCTOR PAYMENT	418.59
108480	4/23/2015	10251 FEDERAL EXPRESS	2-996-12692		SHIPPING CHARGES	42.25
108481	4/23/2015	10332 FRAZEE INDUSTRIES INC	7280-0	50773	PAINT SUPPLIES	42.25
108482	4/23/2015	10065 GLOBAL POWER GROUP INC	38569	50887	ELECTRICAL REPAIRS	140.20
108483	4/23/2015	11196 HD SUPPLY FACILITIES	9135920148	50745	STATION SUPPLIES	118.39
108484	4/23/2015	10256 HOME DEPOT CREDIT SERVICES	6151080	50818	STATION SUPPLIES	118.39
						140.00
						140.00
						293.98
						293.98
						12.43

Voucher List  
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Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108484	4/23/2015	10256 HOME DEPOT CREDIT SERVICES	387730			12.43
108485	4/23/2015	10301 HORSMAN AUTOMOTIVE		50746	FLEET SERVICES	123.31
108486	4/23/2015	10198 HYDRO SCAPE PRODUCTS	9060278-00 9071932-00 9075034-00	50956 50956 50956	IRRIGATION SUPPLIES IRRIGATION SUPPLIES IRRIGATION SUPPLIES	264.97 18.56 167.13
108487	4/23/2015	11833 IO ENVIRONMENTAL AND	06 06R	50942	SAN DIEGO RIVER TRAIL RETENTION	376,813.96 -18,840.70
108488	4/23/2015	11680 KOOPMAN, ASHLEY	003		INSTRUCTOR PAYMENT	459.00
108489	4/23/2015	10079 MEDICO PROFESSIONAL	1591144 1591145	50869 50869	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	22.47 13.93
108490	4/23/2015	10921 MEDLIN, RICHARD	03262015		EMPLOYEE REIMBURSEMENT	36.40
108491	4/23/2015	11140 MICHEL, VICTOR	04072015		STEEL TOE BOOTS	86.11
108492	4/23/2015	10410 MILLER, DAVID JOSEPH	04242015		DJ SERVICES	88.54
108493	4/23/2015	10083 MUNICIPAL EMERGENCY SERVICES	00605045_SNV		EQUIPMENT SUPPLIES	88.54
108494	4/23/2015	10084 NALCO CAL-WATER LLC	65135	50807	DEIONIZED WATER SERVICE	200.00
108495	4/23/2015	11829 NOTHING BUNDT CAKES	CD14021S		REFUNDABLE SECURITY	200.00
					<b>Total :</b>	<b>442.81</b>
					<b>Total :</b>	<b>442.81</b>
					<b>Total :</b>	<b>90.00</b>
					<b>Total :</b>	<b>90.00</b>
					<b>Total :</b>	<b>673.05</b>

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108495	4/23/2015	11829	11829 NOTHING BUNDT CAKES			
					(Continued)	
108496	4/23/2015	10218	OFFICE DEPOT	50753	PRINTING CHARGE	216.00
				50710	OFFICE SUPPLIES	-7.59
				50710	OFFICE SUPPLIES	7.59
					<b>Total :</b>	<b>673.05</b>
108498	4/23/2015	10344	PADRE DAM MUNICIPAL WATER DIST		10118 MAGNOLIA AVE	34.12
					MAGNOLIA AVE - RW	28.40
					MAGNOLIA AVE - RW	28.40
					MAGNOLIA AVE	28.40
					10131 MAST BLVD	103.87
					SAN REMO ESTATES - RW	212.29
					CONEJO RD	45.38
					BILTEER DR	31.16
					CUYAMACA ST	243.79
					CUYAMACA ST	183.69
					NE CUYAMACA ST	837.45
					NW CUYAMACA ST	405.65
					MAGNOLIA (NORTH EL NOPAL)	28.40
					10601 MAGNOLIA AVE #1	138.48
					10605 MAGNOLIA AVE #2	164.13
					10609 MAGNOLIA AVE #3	279.85
					MAGNOLIA AVE VLLG	532.65
					MAGNOLIA (NORTH KERRIGAN)	100.85
					10629 MAGNOLIA AVE #6	204.60
					10625 MAGNOLIA AVE #7	222.85
					10613 MAGNOLIA AVE #4	279.85
					10617 MAGNOLIA AVE #5	223.98
					10621 MAGNOLIA AVE #8	195.48
					MAGNOLIA AVE 7&8	34.78
					MAGNOLIA AVE	31.16
					MAGNOLIA AVE	170.70
					EL NOPAL JULIO	69.05
					EUCALYPTUS CT	31.16
					10210 WOODGLEN VISTA - RW	1,476.41
					WOODGLEN VISTA DR - RW	1,390.61

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Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108498	4/23/2015	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued)			
			20403145		WOODLGEN VISTA DR	201.64
			20434525		PRINCESS JOANN RD	120.06
			20903888		CUYAMACA ST FLD	2,892.34
			20903892		CUYAMACA ST	1,035.97
			20903954		S FIELDS # 1 TWN CENTER	2,792.01
			20903956		S FIELDS # 2 TWN CENTER	2,408.77
			20903958		S FIELDS # 3 TWN CENTER	2,952.17
			20904454		RIVERWALK DR	1,853.93
			20905700		550 PARK CENTER DR	261.35
			20905720		550 PARK CENTER DR	100.85
			20905730		550 PARK CENTER DR	100.85
			20906564		MAST BLVD	40.95
			20930458		MAGNOLIA AVE - RW	198.03
			20931659		MAGNOLIA AVE - RW	45.56
			20931731		MAGNOLIA AVE & S BRAVERMAN	28.40
			20951078		9500 MAGNOLIA AVE WALKER PRESERVE	43.44
			20960110		MISSION CREEK DR	392.51
			20962784		MISSION CREEK TOWNHOMES	209.47
			20964110		99 WILLOW POND RD - RW	306.71
			20965043		102 RIVER PARK DR - RW	192.31
			20971810		RIVER PARK DR	875.81
			20971812		RIVER PARK DR	215.19
			20972190		RIVER PARK DR	975.95
			20972390		RIVER PARK DR - RW	157.99
			20972985		RIVER PARK DR - RW	209.47
			23037089		9518 MAST BLVD	34.12
			23037565		9557 MAST BLVD	46.67
			23038028		9643 MAST BLVD	72.19
			23106288		9721 MAST BLVD	28.40
			23106864		9793 MAST BLVD	72.19
			24200549		8950 COTTONWOOD AVE	379.55
			24202225		MAGNOLIA @ MISSION GORGE	28.40
			24213058		10355 MISSION GORGE RD	111.66
			24301350		CALA LILY ST	273.59
			26007501		WOODSIDE @ NORTHCOTE	37.51
			26012480		9161 SHADOW HILL RD	280.27

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Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108498	4/23/2015	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued) 26508965 29701296 40000081 40000097		DIAMONBACK DR SANTEE AREA - FLOATER RAILROAD AVENUE MISSION GORGE RD - MED	31.16 212.88 75.61 247.06 <b>Total : 28,300.58</b>
108499	4/23/2015	11888 PENSKE FORD	62601	50967	VEHICLE REPAIR	737.32 <b>Total : 737.32</b>
108500	4/23/2015	10092 PHOENIX GROUP INFO SYSTEMS	012015031 022015031	50999 50999	PARKING CITE SVC JAN 2015 PARKING CITE SVC FEB 2015	55.90 81.90 <b>Total : 137.80</b>
108501	4/23/2015	10093 PLAYPOWER LT FARMINGTON INC	1400188816 1400188975	50825 50825	PLAYGROUND PARTS PLAYGROUND PARTS	41.40 1,560.06 <b>Total : 1,601.46</b>
108502	4/23/2015	10606 S.D. COUNTY SHERIFF'S DEPT.	03172015 SHERIFF FEB 2015		CAL-ID PROGRAM COSTS LAW ENFORCEMENT FEB 2015	6,150.00 1,020,476.32 <b>Total : 1,026,626.32</b>
108503	4/23/2015	10407 SAN DIEGO GAS & ELECTRIC	270964		PROSPECT AVENUE	738.00 <b>Total : 738.00</b>
108504	4/23/2015	10407 SAN DIEGO GAS & ELECTRIC	270962		PROSPECT AVENUE	742.00 <b>Total : 742.00</b>
108505	4/23/2015	10407 SAN DIEGO GAS & ELECTRIC	270963		PROSPECT AVENUE	441.00 <b>Total : 441.00</b>
108506	4/23/2015	10107 SANTEE MINISTERIAL COUNCIL	03312015	50912	CDBG SUBRECIPIENT	4,551.02 <b>Total : 4,551.02</b>
108507	4/23/2015	10212 SANTEE SCHOOL DISTRICT	2014-05	50862	TEEN CENTER TRANSPORTATION	220.00 <b>Total : 220.00</b>

Bank code : ubgen

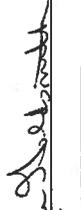
Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108508	4/23/2015	10585 SHARP REES-STEALY MEDICAL	282		TB TESTING	72.00
			2821301361		PHYSICAL EXAMS	113.00
					<b>Total :</b>	<b>185.00</b>
108509	4/23/2015	10529 SIMPLOT PARTNERS	202027657		TURF DRESSING	999.99
					<b>Total :</b>	<b>999.99</b>
108510	4/23/2015	10314 SOUTH COAST EMERGENCY VEHICLE	475088	50980	VEHICLE REPAIR	4,499.21
					<b>Total :</b>	<b>4,499.21</b>
108511	4/23/2015	11056 STANDARD ELECTRONICS	21626	50758	SECURITY SYSTEMS MONITORING	1,438.75
					<b>Total :</b>	<b>1,438.75</b>
108512	4/23/2015	10217 STAPLES ADVANTAGE	3260668638	50741	OFFICE SUPPLIES	136.07
			3261077196	50716	OFFICE SUPPLIES	272.10
			3261077200	50784	OFFICE SUPPLIES	54.05
					<b>Total :</b>	<b>462.22</b>
108513	4/23/2015	10478 STATE BOARD OF EQUALIZATION	STX JAN-MAR 2015		SALES TAX JAN-MARCH 2015	8.00
			UTX JAN-MAR 2015		USE TAX JAN-MARCH 2015	390.00
					<b>Total :</b>	<b>398.00</b>
108514	4/23/2015	10119 STEVEN SMITH LANDSCAPE INC	29836	50883	LANDSCAPE SERVICES	80.50
			29899	50883	LANDSCAPE SERVICES	750.00
			29907	50883	LANDSCAPE SERVICES	20,975.00
					<b>Total :</b>	<b>21,805.50</b>
108515	4/23/2015	10121 SUPERIOR READY MIX LP	696735	50888	ASPHALT MATERIALS	74.52
					<b>Total :</b>	<b>74.52</b>
108516	4/23/2015	11152 TERRY SHAW PAINTING	13	50884	PAINTING SERVICES	4,539.11
					<b>Total :</b>	<b>4,539.11</b>
108517	4/23/2015	10158 THE SOCO GROUP INC	0144627-IN	50786	DELIVERED FUEL	944.20
			0149490-IN	50786	DELIVERED FUEL	1,035.40
			0150569-IN	50811	PROPANE	73.65

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Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108517	4/23/2015	10158 THE SOCO GROUP INC				
				(Continued)		
108518	4/23/2015	10479 TIRE CENTERS LLC	8720156689	50801	VEHICLE SUPPLIES	86.08
			8720157306	50801	TIRE REPAIR	24.19
					<b>Total :</b>	<b>110.27</b>
108519	4/23/2015	10132 TURNOUT MAINTENANCE CO LLC	12230	50788	TURNOUT REPAIRS	457.00
					<b>Total :</b>	<b>457.00</b>
108520	4/23/2015	11963 TWOMEY, TIM	2003156.001		RECREATION REFUND	58.03
					<b>Total :</b>	<b>58.03</b>
108521	4/23/2015	10555 UNITIS INC	101146	50858	STORM DRAIN MATERIALS	108.99
					<b>Total :</b>	<b>108.99</b>
108522	4/23/2015	10978 US BANK	3934693		CDC TAB/2011 SERIES A	1,200.00
			3934694		CDC TAB HSG/2011 SERIES B	1,200.00
					<b>Total :</b>	<b>2,400.00</b>
108523	4/23/2015	10475 VERIZON WIRELESS	9742598551		WIFI SERVICE	608.46
					<b>Total :</b>	<b>608.46</b>
108524	4/23/2015	11155 VICTOR CONCRETE INC	00055	50885	CONCRETE REPAIR	34,941.25
					<b>Total :</b>	<b>34,941.25</b>
108525	4/23/2015	11944 VORTEX INDUSTRIES INC	11-914344-1	50994	GLASS DOOR REPAIRS	471.00
					<b>Total :</b>	<b>471.00</b>
108526	4/23/2015	10148 WESTAIR GASES & EQUIPMENT INC	10097173	50791	STATION SUPPLIES	6.08
			10098589	50838	WELDING SUPPLIES	74.12
					<b>Total :</b>	<b>80.20</b>
108527	4/23/2015	10138 WITTBRODT, CINDY A	009		INSTRUCTOR PAYMENT	165.00
					<b>Total :</b>	<b>165.00</b>
108528	4/23/2015	10232 XEROX CORPORATION	078947482	50742	COPY CHARGES & LEASE	432.41

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Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108528	4/23/2015	10232 XEROX CORPORATION			(Continued)	
108529	4/23/2015	10318 ZOLL MEDICAL CORPORATION	2221180	50989	EMS SUPPLIES	222.75
			2221439	50989	EMS SUPPLIES	145.80
					<b>Total :</b>	<b>432.41</b>
108530	4/23/2015	11042 ZW USA INC	72642		DOG WASTE BAGS	1,130.76
					<b>Total :</b>	<b>1,130.76</b>
<b>75 Vouchers for bank code : ubgen</b>						<b>Bank total : 1,640,476.83</b>
<b>75 Vouchers in this report</b>						<b>Total vouchers : 1,640,476.83</b>

Prepared by:   
 Date: 04/23/2015  
 Approved by:   
 Date: 4-23-15

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108531	4/23/2015	10020 BEST BEST & KRIEGER LLP	LEGAL SVCS MAR 20		LEGAL SERVICES MAR 2015	39,232.28
Total :						39,232.28
Bank total :						39,232.28
Total vouchers :						39,232.28

1 Vouchers for bank code : ubgen

1 Vouchers in this report

Prepared by:   
Date: 04/23/2015

Approved by:   
Date: 4-23-15

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108532	4/29/2015	10003 A & B SAW & LAWNMOWER SHOP	23210	50743	SMALL TOOL REPLACEMENT	1,807.18
					<b>Total :</b>	<b>1,807.18</b>
108533	4/29/2015	11968 ADAMS, FERRONE & FERRONE	20140421-D		SETTLEMENT AGREEMENT	46,000.00
					<b>Total :</b>	<b>46,000.00</b>
108534	4/29/2015	11445 AMERICAN MESSAGING	L1072898PD		FD PAGER SERVICE	131.83
					<b>Total :</b>	<b>131.83</b>
108535	4/29/2015	10412 AT&T	000004807075		TELEPHONE	1,564.69
					<b>Total :</b>	<b>1,564.69</b>
108536	4/29/2015	10018 BENCHMARK LANDSCAPE SVCS INC	117729 117730	50915 50918	LANDSCAPE SERVICES LANDSCAPE SERVICES	1,520.00 200.00
					<b>Total :</b>	<b>1,720.00</b>
108537	4/29/2015	11866 BLUE PACIFIC ENGINEERING &	CIP2012-53		RETENTION RELEASE	3,786.32
					<b>Total :</b>	<b>3,786.32</b>
108538	4/29/2015	11513 BOND, ELLEN	05012015-263		MEADOWBROOK HARDSHIP PGRM	43.64
					<b>Total :</b>	<b>43.64</b>
108539	4/29/2015	10021 BOUND TREE MEDICAL LLC	81743412 81743413 81743414 81745202 81745203 81745204 81745205	50725 50724 50725 50724 50724 50724 50724	PHARMACEUTICALS EMS SUPPLIES PHARMACEUTICALS EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES EMS SUPPLIES	106.85 1,021.56 117.03 4.60 1,138.45 270.58 0.11
					<b>Total :</b>	<b>2,659.18</b>
108540	4/29/2015	11967 BRODY, HAL	CD14030S		REFUNDABLE SECURITY	1,223.96
					<b>Total :</b>	<b>1,223.96</b>
108541	4/29/2015	11965 BRYAN, JAMIE	2003160.001		RECREATION REFUND	92.34

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Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108541	4/29/2015	11965 BRYAN, JAMIE				92.34
108542	4/29/2015	10098 BURNER, RONALD	33115	50714	ATHLETIC FIELD COORDINATION	2,083.34
108543	4/29/2015	10299 CARQUEST AUTO PARTS	11102-359099	50727	AUTOMOTIVE PARTS	75.95
108544	4/29/2015	11402 CARROLL, JUDI	05012015-96		MEADOWBROOK HARDSHIP PGRM	44.02
108545	4/29/2015	10031 CDW GOVERNMENT LLC	TL98229	50986	IPADS FOR MEDIC UNITS	1,616.62
108546	4/29/2015	10032 CINTAS CORPORATION #694	694819910	50815	UNIFORM & EQUIPMENT RENTAL	59.55
108547	4/29/2015	11409 CLAYTON, SYLVIA	05012015-340		MEADOWBROOK HARDSHIP PGRM	45.77
108548	4/29/2015	11330 CLEANSTREET	77793	50832	STREET SWEEPING	14,686.10
108549	4/29/2015	10039 COUNTY MOTOR PARTS COMPANY INC	263270 263318	50944 50944	AUTOMOTIVE PARTS AUTOMOTIVE PARTS	23.66 70.29
108550	4/29/2015	10358 COUNTY OF SAN DIEGO	15CTOFSAN09 15CTOFSASN09	50729	SHERIFF RADIOS 800 MHZ ACCESS	4,845.00 1,272.00
108551	4/29/2015	10040 COUNTYWIDE MECHANICAL SYSTEMS	14066566	50851	PLUMBING REPAIRS	725.39
108552	4/29/2015	10333 COX COMMUNICATIONS	063453006 066401501 112256001		9534 VIA ZAPADOR 10601 N MAGNOLIA AVE 9130 CARLTON OAKS DR	307.25 34.55 165.60
				<b>Total :</b>		<b>92.34</b>
				<b>Total :</b>		<b>2,083.34</b>
				<b>Total :</b>		<b>75.95</b>
				<b>Total :</b>		<b>44.02</b>
				<b>Total :</b>		<b>1,616.62</b>
				<b>Total :</b>		<b>59.55</b>
				<b>Total :</b>		<b>45.77</b>
				<b>Total :</b>		<b>14,686.10</b>
				<b>Total :</b>		<b>23.66</b>
				<b>Total :</b>		<b>70.29</b>
				<b>Total :</b>		<b>93.95</b>
				<b>Total :</b>		<b>4,845.00</b>
				<b>Total :</b>		<b>1,272.00</b>
				<b>Total :</b>		<b>6,117.00</b>
				<b>Total :</b>		<b>725.39</b>
				<b>Total :</b>		<b>725.39</b>

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108552	4/29/2015	10333 COX COMMUNICATIONS				507.40
108553	4/29/2015	10142 CSA SAN DIEGO COUNTY	293	50909	CDBG SUBRECIPIENT	644.01
108554	4/29/2015	10043 D & D SERVICES INC	96847	50837	ANIMAL DISPOSAL	644.01
108555	4/29/2015	10045 DIAMOND ENVIRONMENTAL SERVICES	0000368623	50886	PORTABLE TOILET RENTAL	1,235.00
			0000388360	50886	PORTABLE TOILET RENTAL	275.00
			0000388361	50886	PORTABLE TOILET RENTAL	17.50
						118.00
						410.50
108556	4/29/2015	11295 DOKKEN ENGINEERING	28756		ENGINEERING DESIGN SERVICES	17,366.20
108557	4/29/2015	10250 EAST COUNTY CALIFORNIAN	00032296		CDBG ACTION PLAN PUBLIC NOTICE	17,366.20
108558	4/29/2015	10056 EPIC PEST CONTROL & LANDSCAPE	1EPC9248	50881	PEST CONTROL SERVICES	238.00
108559	4/29/2015	10057 ESGIL CORPORATION	03154213		FIRE PLAN REVIEW-03/2015	238.00
			03154220		FIRE INSPECTIONS-03/2015	1,215.78
			4/13/15-4/17/15		SHARE OF FEES	1,215.78
108560	4/29/2015	10058 ETS PRODUCTIONS INC	11751		RIVER PARK FESTIVAL	1,035.00
108561	4/29/2015	10251 FEDERAL EXPRESS	5-003-56556		SHIPPING CHARGES	415.00
108562	4/29/2015	10009 FIRE ETC	72525	51004	COMMUNICATION EQUIPMENT REPAIR	42,280.88
			72576-A	51004	MOBILE RADIO REPAIR	43,730.88
			72576-B	51004	RADIO REPAIR	1,432.00
			73233	51004	COMMUNICATION EQUIPMENT REPAIR	58.71
						58.71
						292.75
						170.00
						73.44
						122.75

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108562	4/29/2015	10009 10009 FIRE ETC				658.94
108563	4/29/2015	10332 FRAZEE INDUSTRIES INC	4913-9	50773	RESPIRATOR MASKS	190.04
108564	4/29/2015	10202 FURTADO, DANIEL	014385316225		WORK BOOTS	190.04
108565	4/29/2015	11196 HD SUPPLY FACILITIES	2014 QTR 4		LOCATION AGREEMENT PAYMENT	200.00
108566	4/29/2015	10256 HOME DEPOT CREDIT SERVICES	3151163	50818	STATION SUPPLIES	200.00
108567	4/29/2015	10198 HYDRO SCAPE PRODUCTS	9090689-00 9093748 9096286-00	50956 50956 50956	IRRIGATION SUPPLIES IRRIGATION SUPPLIES IRRIGATION SUPPLIES	317,297.00
108568	4/29/2015	10075 IRON MOUNTAIN INFO MGMT INC	200594814 LGK5514	50707 50842	OFF-SITE DATA STORAGE OFF-SITE STORAGE	38.45
108569	4/29/2015	10120 KEARNY PEARSON FORD	134015		VEHICLE REPAIR	38.45
108570	4/29/2015	11009 KNN PUBLIC FINANCE	765-04-15		CDC CONTINUING DISCLOSURE FILING	141.67
108571	4/29/2015	10151 KONICA MINOLTA BUSINESS	9001306109	50739	COPIES 3/3-4/2, 2015	3,857.95
108572	4/29/2015	11969 LEASK, DAVID	20140421-C		SETTLEMENT AGREEMENT	1,392.58
108573	4/29/2015	11970 MATSUSHITA, JUSTIN	20140421-B		SETTLEMENT AGREEMENT	5,392.20
					<b>Total :</b>	177.75
					<b>Total :</b>	408.83
					<b>Total :</b>	586.58
					<b>Total :</b>	2,197.80
					<b>Total :</b>	500.00
					<b>Total :</b>	500.00
					<b>Total :</b>	35.43
					<b>Total :</b>	35.43
					<b>Total :</b>	35,000.00
					<b>Total :</b>	35,000.00
					<b>Total :</b>	35,000.00

(Continued)

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108573	4/29/2015	11970 MATSUSHITA, JUSTIN				35,000.00
108574	4/29/2015	10538 MEALS ON WHEELS	04012015	50911	CDBG SUBRECIPIENT	1,392.50
108575	4/29/2015	10079 MEDICO PROFESSIONAL	1594669 1594670	50869 50869	MEDICAL LINEN SERVICE MEDICAL LINEN SERVICE	22.47 13.93
108576	4/29/2015	10238 MILLER, STEVE	0245314		EMPLOYEE REIMBURSEMENT	175.63
108577	4/29/2015	10507 MITEL LEASING	98327628		NEW PHONE HOOKUP	219.00
108578	4/29/2015	10084 NALCO CAL-WATER LLC	66096 66098	50807 50865	DEIONIZED WATER SERVICE DEIONIZED WATER SERVICE	112.50 75.00
108579	4/29/2015	10451 NEOPOST USA INC	52393450	50860	POSTAGE METER RENTAL	187.50
108581	4/29/2015	10344 PADRE DAM MUNICIPAL WATER DIST	20902014 20902021 20902023 20902032 20902134 20902136 20902205 20902461 20910090 21000894 21002705 21010397 21013462 21015591 21502414		TOWN CENTER PKY - RW TOWN CENTER PKY - RW TOWN CENTER PKW - RW 170 TOWN CENTER PKY - RW TOWN CENTER PKY MISSION GORGE RD 9534 VIA ZAPADOR MISSION GORGE RD MISSION GORGE & FANITA DR GLEN OAKS WAY PROSPECT AVE/ CLIFFORD HGTS	418.21 280.93 246.61 524.07 332.41 183.69 77.91 847.21 135.11 278.11 684.87 100.79 62.72 39.84 63.83
<b>Total :</b>						<b>162.00</b>

(Continued)

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108581	4/29/2015	10344 PADRE DAM MUNICIPAL WATER DIST	(Continued)			
			21503082		PROSPECT CT	50.21
			21506676		MISSION GORGE RD	1,113.23
			21509881		BIG ROCK RD	2,363.01
			22001782		MISSION GORGE RD	504.27
			22108500		8115 ARLETTE ST	171.01
			22108550		BIG ROCK RD	240.93
			22500472		8915 CARLTON HILLS BLVD	52.39
			23000004		CARLTON HILLS BLVD	1,661.48
			23000020		CARLTON HILLS BLVD	52.39
			23000231		9329 LAKE CANYON RD	51.28
			23000755		9413 CARLTON HILLS BLVD	89.35
			23001898		9555 CARLTON HILLS BLVD	86.71
			23003384		9457 MAST BLVD	98.15
			23036584		9496 MAST BLVD	39.84
			23048037		PENNYWOOD RD - RW	46.67
			23048315		9705 CARLTON HILLS BLVD	75.27
			23050931		9776 CARLTON HILLS BLVD	40.95
			23052603		9809 CARLTON HILLS BLVD	34.12
			23200646		9313 LAKE CANYON RD	34.12
			23201051		9231 LAKE CANYON RD	46.67
			23305937		9000 MAST BLVD NE	143.65
			23500006		CARLTON OAKS DR	60.75
			23500010		CALLE DEL LAGO - MED	411.95
			23500117		9310 FANITA PKY	461.20
			23500521		9310 CARLTON OAKS DR	670.55
			23607107		MAST BLVD EAST	309.53
			23607133		MAST BLVD WEST	86.45
			23607136		8750 MAST BLVD	586.62
			23607138		MAST BLVD	5,976.26
			24204686		PROSPECT @ MAGNOLIA - RW	40.95
			24204976		MAGNOLIA @ PROSPECT - RW	200.00
			24204987		PROSPECT @ MAGNOLIA	63.83
			24205292		PROSPECT @ MAGNOLIA - RW	40.95
			24215485		PROSPECT AVE POC #4 MTR C	126.49
			24215491		PROSPECT AVE POC #4 MTR D	206.57
			24216037		PROSPECT AVE POC #4 MTR B	86.45

Voucher List  
CITY OF SANTEE

Bank code : ubgen		Invoice		PO #		Description		Amount
Voucher	Date	Vendor	Invoice	PO #	Description	Total :	Amount	
108581	4/29/2015	10344	10344		PADRE DAM MUNICIPAL WATER DIS1 (Continued)		20,600.56	
108582	4/29/2015	11442	PATTERSON, LUANNE	05012015-225	MEADOWBROOK HARDSHIP PGRM		42.21	
108583	4/29/2015	11888	PENSKE FORD	64166	VEHICLE REPAIR		42.21	
108584	4/29/2015	11966	PEREGUD, SHERRIE	2003161.001	RECREATION REFUND		100.00	
108585	4/29/2015	10092	PHOENIX GROUP INFO SYSTEMS	122014031	PARKING CITE SVC DEC 2014		100.00	
108586	4/29/2015	10770	PREHOSPITAL EMS GROSSMONT	04022015	FIELD CARE AUDITS		26.00	
108587	4/29/2015	10161	PRIZM JANITORIAL SERVICES INC	9455	CUSTODIAL SERVICES		26.00	
108588	4/29/2015	10101	PROFESSIONAL MEDICAL AND	Z976901	OXYGEN CYLINDERS & REFILLS		11,089.80	
				Z976902	OXYGEN CYLINDERS & REFILLS		11,089.80	
				Z976903	OXYGEN CYLINDERS & REFILLS		2,620.55	
108589	4/29/2015	11585	PRUSINSKI, BRIAN	50915	RIVER PARK FESTIVAL		2,620.55	
108590	4/29/2015	10095	RASA	4832	MAP CHECK		45.00	
				4833	MAP CHECK		91.00	
108591	4/29/2015	11872	RECREATION BY DESIGN INC	2112	PENNANT FOR TCCP WEST PAVILION		134.50	
108592	4/29/2015	10311	ROADONE	A583646	VEHICLE TOWING		270.50	
							1,000.00	
							1,000.00	
							335.00	
							335.00	
							670.00	
							946.08	
							946.08	
							210.00	

Voucher List  
CITY OF SANTEE

Bank code : ubqen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108592	4/29/2015	10311 ROADONE	1609			210.00
108593	4/29/2015	10313 SAFARI SIGNS OF SANTEE			SIGN REPAIR	314.71
108594	4/29/2015	11883 SAMMAK, POUNEH	2015-03	50978	RECRUITMENT SERVICES	314.71
108595	4/29/2015	10407 SAN DIEGO GAS & ELECTRIC	0422 970 321 8 2237 358 004 2 3422 380 562 8 4394 020 550 9 7990 068 577 7 8509 742 169 4		STREET LIGHTS TRAFFIC SIGNAL GAS TAX LMD PARKS CITY HALL GROUP BILL	3,720.00
					<b>Total :</b>	<b>3,720.00</b>
108596	4/29/2015	11971 SENGEBUSCH, JOHN R	20140421-A		SETTLEMENT AGREEMENT	17,000.00
108597	4/29/2015	11403 ST. JOHN, LYNNE	05012015-78		MEADOWBROOK HARDSHIP PGRM	43.84
108598	4/29/2015	10217 STAPLES ADVANTAGE	3262183905	50784	OFFICE SUPPLIES	43.84
108599	4/29/2015	10027 STATE OF CALIFORNIA	091726		FINGERPRINTING COSTS	64.50
108600	4/29/2015	10119 STEVEN SMITH LANDSCAPE INC	29928	50883	LANDSCAPE SERVICES	64.50
108601	4/29/2015	10572 SUNBELT RENTALS INC	51479585-001	50828	EQUIPMENT RENTAL	96.00
108602	4/29/2015	10121 SUPERIOR READY MIX LP	697411 697687 698378	50888 50888 50888	ASPHALT MATERIALS ASPHALT MATERIALS ASPHALT MATERIALS	96.00
					<b>Total :</b>	<b>32,209.00</b>
					<b>Total :</b>	<b>458.59</b>
					<b>Total :</b>	<b>458.59</b>
					<b>Total :</b>	<b>74.52</b>
					<b>Total :</b>	<b>74.52</b>
					<b>Total :</b>	<b>298.08</b>

Voucher List  
CITY OF SANTEE

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108602	4/29/2015	10121 SUPERIOR READY MIX LP				447.12
108603	4/29/2015	10158 THE SOCO GROUP INC	CL36684 CL37453	50927 50927	FLEET CARD FUELING FLEET CARD FUELING	1,645.34 885.81
108604	4/29/2015	10479 TIRE CENTERS LLC	8720157772	50801	VEHICLE REPAIR	2,531.15
108605	4/29/2015	10165 TRAD AM ENTERPRISES INC	0315SRP		INSTRUCTOR PAYMENT	377.99
108606	4/29/2015	10520 TRAFFIC SAFETY MATERIALS INC	4616	50830	TRAFFIC SIGNS	1,039.20
108607	4/29/2015	10133 UNDERGROUND SERVICE ALERT	320150672	50720	DIG ALERT SERVICES	1,114.88
108608	4/29/2015	10211 VISION INTERNET PROVIDERS	29995	50712	MONTHLY WEB HOSTING	177.00
108609	4/29/2015	10136 WEST COAST ARBORISTS INC	104491 104492 104493 104790 104791	50834 50834 50834 50834 50834	TREE MAINTENANCE SERVICES TREE MAINTENANCE SERVICES TREE MAINTENANCE SERVICES TREE MAINTENANCE SERVICES TREE MAINTENANCE SERVICES	200.00 200.00 1,201.00 800.00 2,490.00 300.00 13,342.00
108610	4/29/2015	11075 WHILLOCK CONTRACTING INC	03 03R	50960	CITYWIDE CMP REPLACEMENT RETENTION	18,133.00 104,858.96
108611	4/29/2015	10317 WM HEALTHCARE SOLUTIONS INC	0299192-2793-3 0299193-2793-1	50793 50793	BIOMEDICAL WASTE DISPOSAL BIOMEDICAL WASTE DISPOSAL	-5,242.95 99,616.01
108612	4/29/2015	10232 XEROX CORPORATION	078947488	50701	COPY CHARGES	92.44 92.32 184.76
						212.62

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108612	4/29/2015	10232 XEROX CORPORATION	(Continued) 078947489 078947490 078947491 078947492 079028844	50704 50957 50868 50831 50795	COPY CHARGES & LEASE COPY CHARGES & LEASE COPY CHARGES & LEASE COPY CHARGES & LEASE COPY CHARGES	311.21 140.14 277.07 231.63 86.10
					<b>Total :</b>	<b>1,258.77</b>
108613	4/29/2015	10318 ZOLL MEDICAL CORPORATION	2229802 2230207	50989 50989	EMS SUPPLIES EMS SUPPLIES	374.33 427.84
					<b>Total :</b>	<b>802.17</b>

81 Vouchers for bank code : ubgen

81 Vouchers in this report

Bank total : 827,976.19

Total vouchers : 827,976.19

Prepared by:   
Date: 04/29/15

Approved by:   
Date: 4-29-15

Voucher List  
CITY OF SANTEE

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108614	4/30/2015	10844 FRANCHISE TAX BOARD	PPE 04/22/15		WITHHOLDING ORDER	110.00
108615	4/30/2015	10779 NATIONAL BENEFIT SERVICES LLC	PPE 04/22/15		FLEXIBLE SPENDING ACCOUNT	Total : 2,108.21
108616	4/30/2015	10353 PERS	04 15 4		RETIREMENT PAYMENT	Total : 117,525.64
108617	4/30/2015	10424 SANTEE FIREFIGHTERS	PPE 04/22/15		DUES/PEC/BENEVOLENT FUND	Total : 2,241.45
108618	4/30/2015	10001 US BANK	PPE 04/22/15		PARS RETIREMENT	Total : 832.60
108619	4/30/2015	10959 VANTAGE TRANSFER AGENT/457	PPE 04/22/15		ICMA - 457	Total : 29,451.90
108620	4/30/2015	10782 VANTAGEPOINT TRNSFR AGT/801801	PPE 04/22/15		RETIREE HEALTH SAVINGS ACCOUNT	Total : 6,953.37
7 Vouchers for bank code : ubgen						Bank total : 159,223.17
7 Vouchers in this report						Total vouchers : 159,223.17

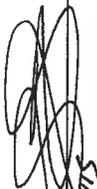
Prepared by:   
 Date: 04/30/15  
 Approved by:   
 Date: 4-30-15

Bank code : ubgen

Voucher	Date	Vendor	Invoice	PO #	Description	Amount
108621	4/30/2015	10430 LEAGUE OF CALIFORNIA CITIES	147578		MEMBERSHIP DUES	16,447.00

1 Vouchers for bank code : ubgen  
1 Vouchers in this report

Total : 16,447.00  
Bank total : 16,447.00  
Total vouchers : 16,447.00

Prepared by:   
Date: 04/30/2015

Approved by:   
Date: 4-30-15

City of Santee  
**COUNCIL AGENDA STATEMENT**

1D

**MEETING DATE**      May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE**      RESOLUTION      INITIATING PROCEEDINGS AND ORDERING THE  
PREPARATION OF AN ENGINEER'S REPORT FOR THE FY 2015-16 SANTEE LANDSCAPE  
MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS

**DIRECTOR/DEPARTMENT**      Tim K. McDermott, Director of Finance

**SUMMARY**      Santee Landscape Maintenance District ("SLMD") is a City-wide district and is comprised of 18 zones, ten of which are assessed and maintained by the City. A combination of contract maintenance and City forces maintain the zones. Maps depicting each zone and the areas of maintenance are attached.

The City Council is required to take three distinct steps in order to proceed with the annual levy of assessments. First, the City Council must formally initiate the proceedings and direct the preparation of an engineer's report, analyzing existing and proposed improvement to the District. Second, the City Council must take formal action to either approve or modify and approve the proposed engineer's report, formally declare its intention to provide for the annual levy of assessments and provide notice of a public hearing. Finally the City Council must hold the public hearing and provide for the annual levy of assessments.

This item takes the necessary first step in the process by initiating proceedings and ordering the preparation of an engineer's report. The second step involving the approval of the proposed engineer's report and declaring the intention to levy assessments and providing notice of a public hearing is scheduled to occur at the May 27, 2015 City Council meeting. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the July 8, 2015 City Council meeting.

**FINANCIAL STATEMENT** <sup>*fn*</sup> Funding for the preparation of the engineer's report is included in the FY 2014-15 adopted budget.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION**      Adopt the resolution to initiate proceedings and order the preparation of an engineer's report. *[Signature]*

**ATTACHMENTS (Listed Below)**

- 1) Resolution Initiating Proceedings and Ordering the Preparation of an Engineer's Report for the FY 2015-16 SLMD Annual Levy of Assessments

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN  
ENGINEER'S REPORT FOR THE FY 2015-16 SANTEE LANDSCAPE  
MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS**

**WHEREAS**, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a landscape district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: **SANTEE LANDSCAPE MAINTENANCE DISTRICT** ("District"); and

**WHEREAS**, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2015; and

**WHEREAS**, there has been submitted to this City Council for its consideration at this time, diagrams, copies of which are attached hereto and by this reference incorporated herein, showing the boundaries of the areas of assessment for the above referenced fiscal year, said diagrams showing and further describing in general the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

**WHEREAS**, there are no proposed new improvements or any substantial changes in existing improvements; and

**WHEREAS**, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels.

**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Santee, California, **AS FOLLOWS**:

**SECTION 1.** That the above recitals are all true and correct.

**SECTION 2.** That diagrams, entitled **SANTEE LANDSCAPE MAINTENANCE DISTRICT** as submitted to this City Council, showing the boundaries of the proposed areas to be assessed and showing the improvements to be maintained, are hereby approved, and copies thereof shall be on file in the City Clerk's Office and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.

**RESOLUTION NO.**

**SECTION 3.** That the maintenance work within the area proposed to be assessed shall be the maintenance or servicing, or both, of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof in accordance with the Law.

**SECTION 4.** There are no proposed new improvements or any substantial changes to existing improvements.

**SECTION 5.** That the Director of Finance is hereby ordered to cause to be prepared and to file with this City Council, the Report relating to said annual assessment and levy in accordance with the Law.

**SECTION 6.** That upon completion, said Report shall be filed with the City Clerk, who shall then provide all notices required by law regarding the intent to approve assessments and hold a public hearing and submit the report to this city council for its consideration pursuant to sections 22623 and 22624 of the streets and highways code.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 13<sup>th</sup> day of May, 2015, by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

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**RANDY VOEPEL, MAYOR**

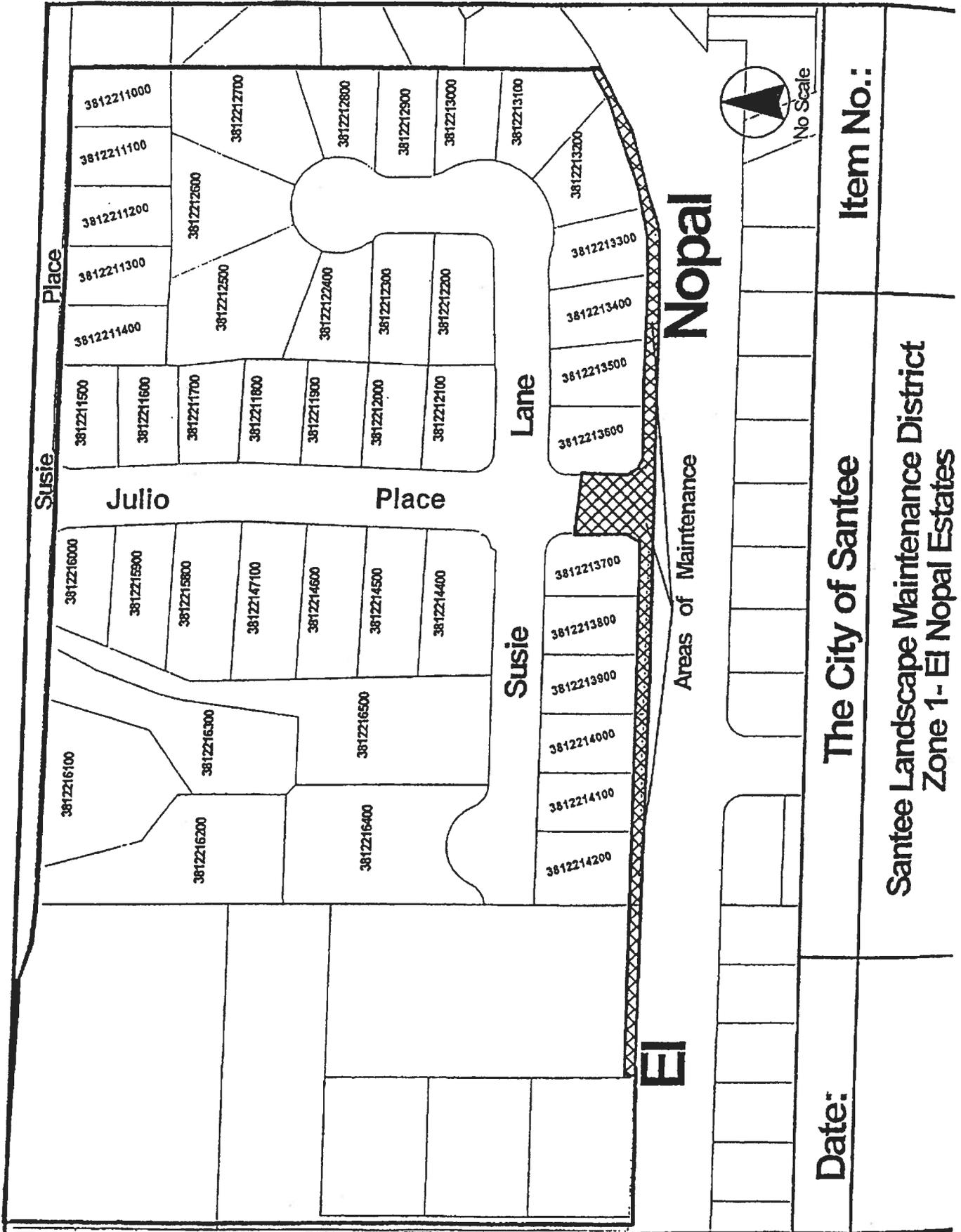
**ATTEST:**

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**PATSY BELL, CMC, CITY CLERK**

EXIBITS A-J: Vicinity Map (Diagrams)

# EXHIBIT A



Item No.:

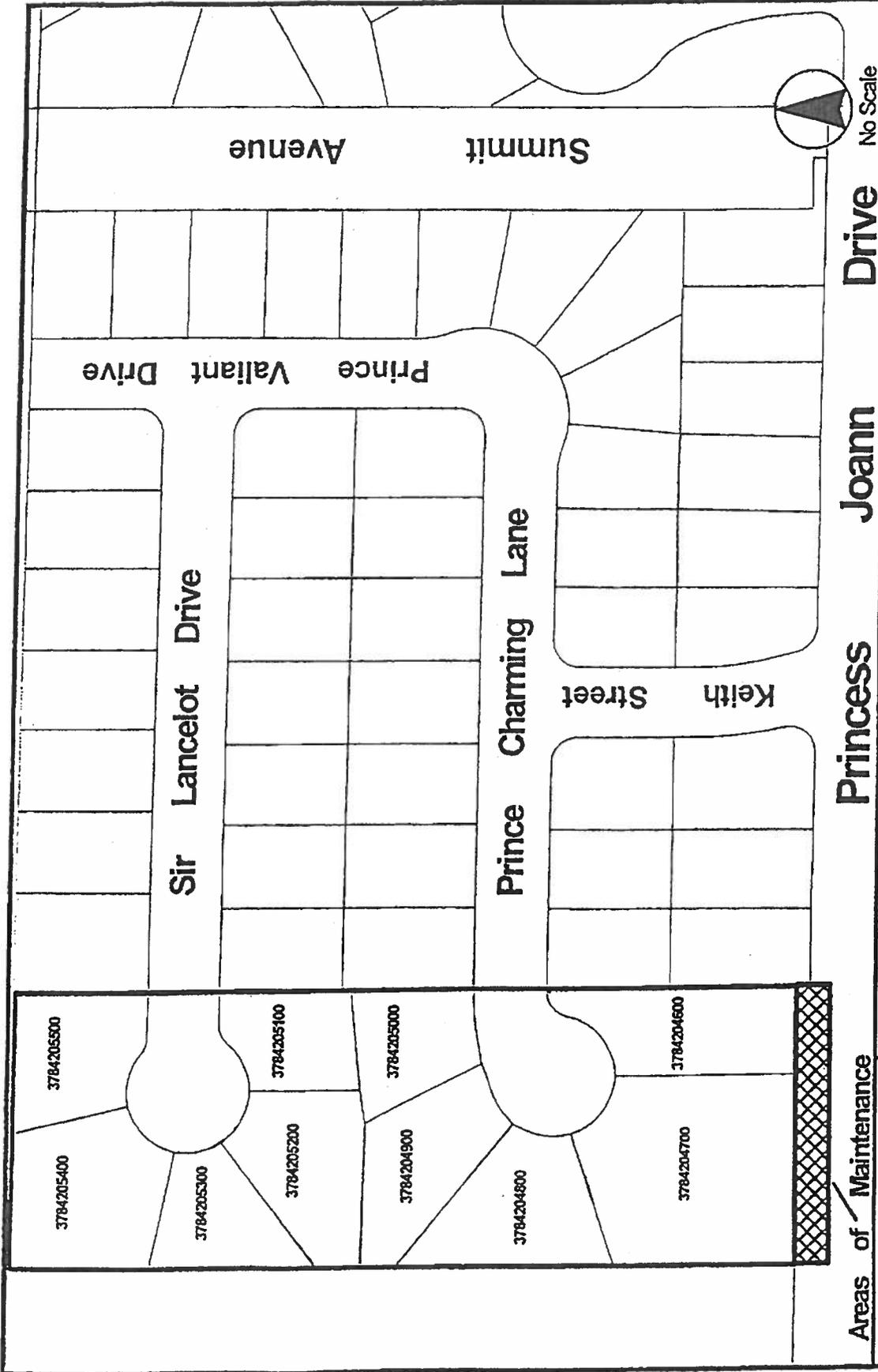
The City of Santee

Santee Landscape Maintenance District  
Zone 1- El Nopal Estates

Date:



# EXHIBIT C



No Scale

Drive

Joann

Princess

Areas of Maintenance

Item No.:

The City of Santee

Date:

Santee Landscape Maintenance District  
Zone 4- Camelot Heights

# EXHIBIT D

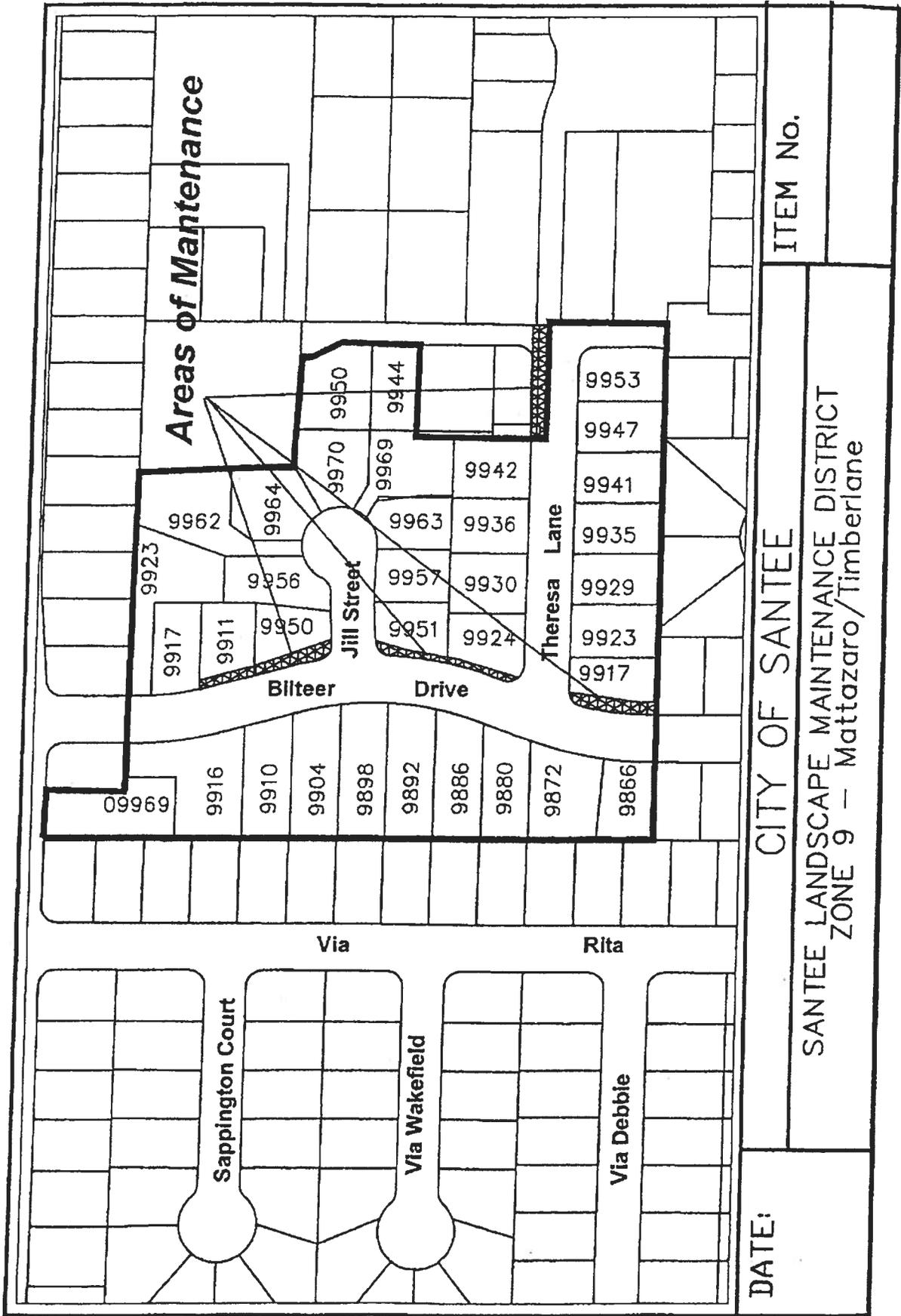
Zone Boundary

NOTE: AREAS OF MAINTENANCE ARE GENERALLY PUBLIC INTEREST SLOPES AND RIGHTS OF WAY, EXCLUDING MEDIANS. ACTUAL MAINTAINED AREAS ARE TOO NUMEROUS TO BE CORRECTLY REPRESENTED ON THIS MAP.



Date:	The City of Santee:	Item No.:
	Santee Landscape Maintenance District Zone 8- Silver Country Estates	

# EXHIBIT E



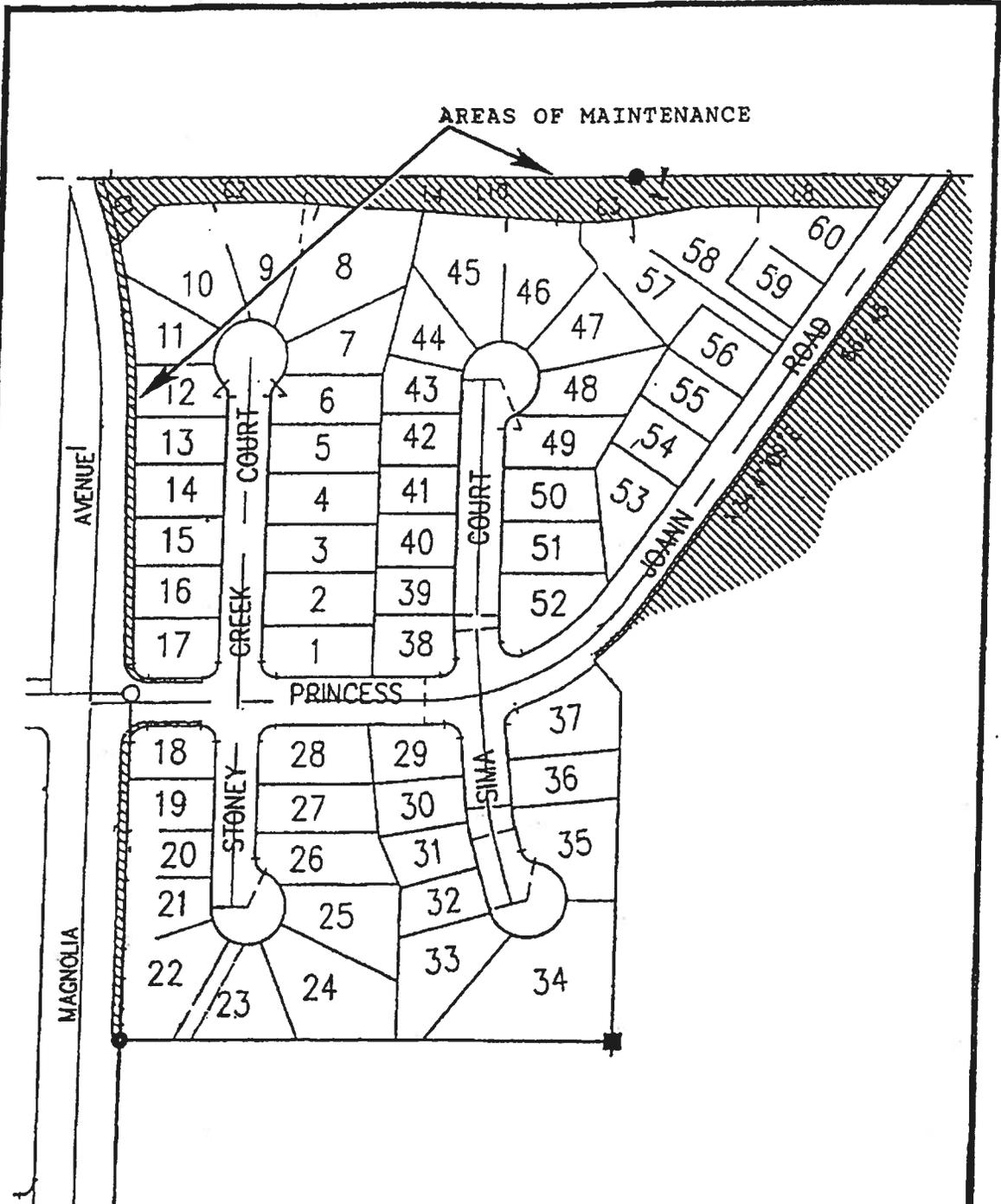
DATE:

CITY OF SANTEE

ITEM No.

SANTEE LANDSCAPE MAINTENANCE DISTRICT  
 ZONE 9 - Mattazaro/Timberlane

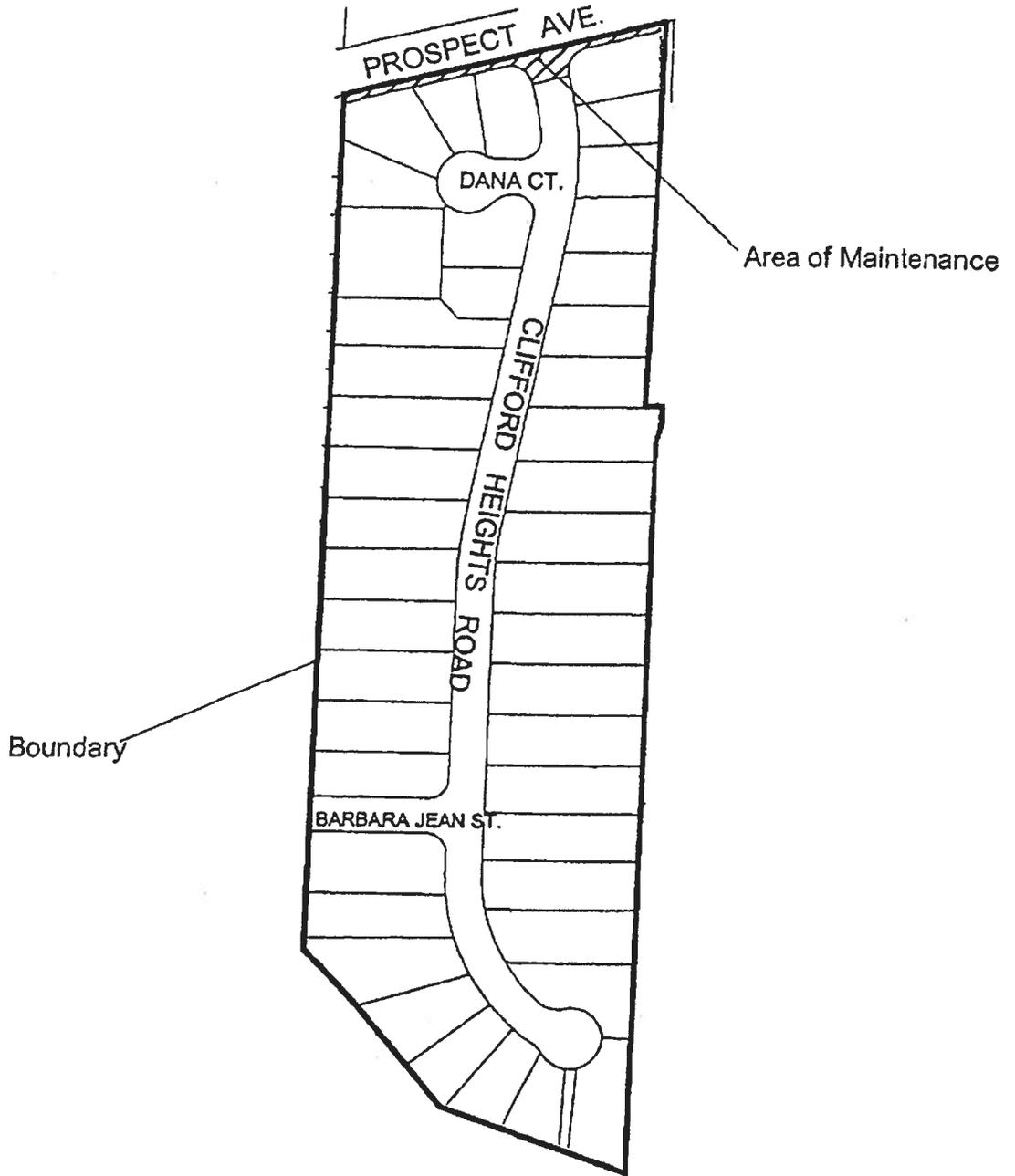
# EXHIBIT F



## SANTEE LANDSCAPE MAINTENANCE DISTRICT

DATE:	CITY OF SANTEE	ITEM No.
	<b>ZONE 12 - THE HEIGHTS</b>	

# EXHIBIT G

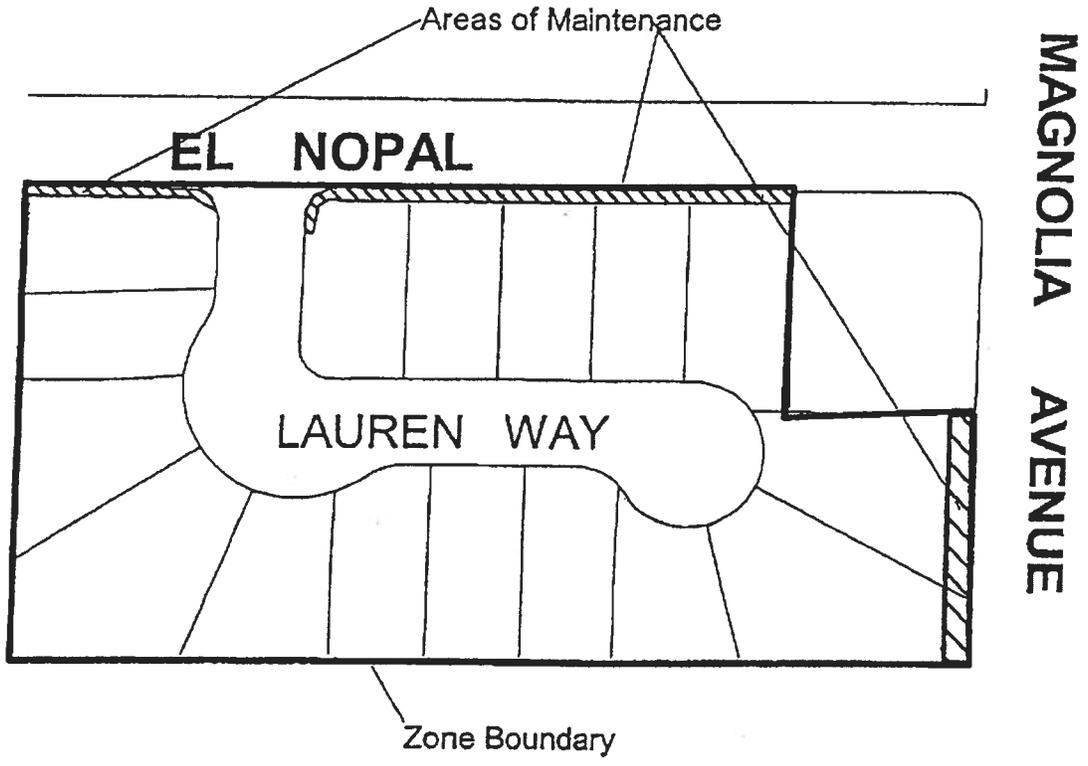


**City of Santee**  
**Vicinity Map**  
Santee Landscape Maintenance District  
Zone 13- Prospect Hills



No Scale

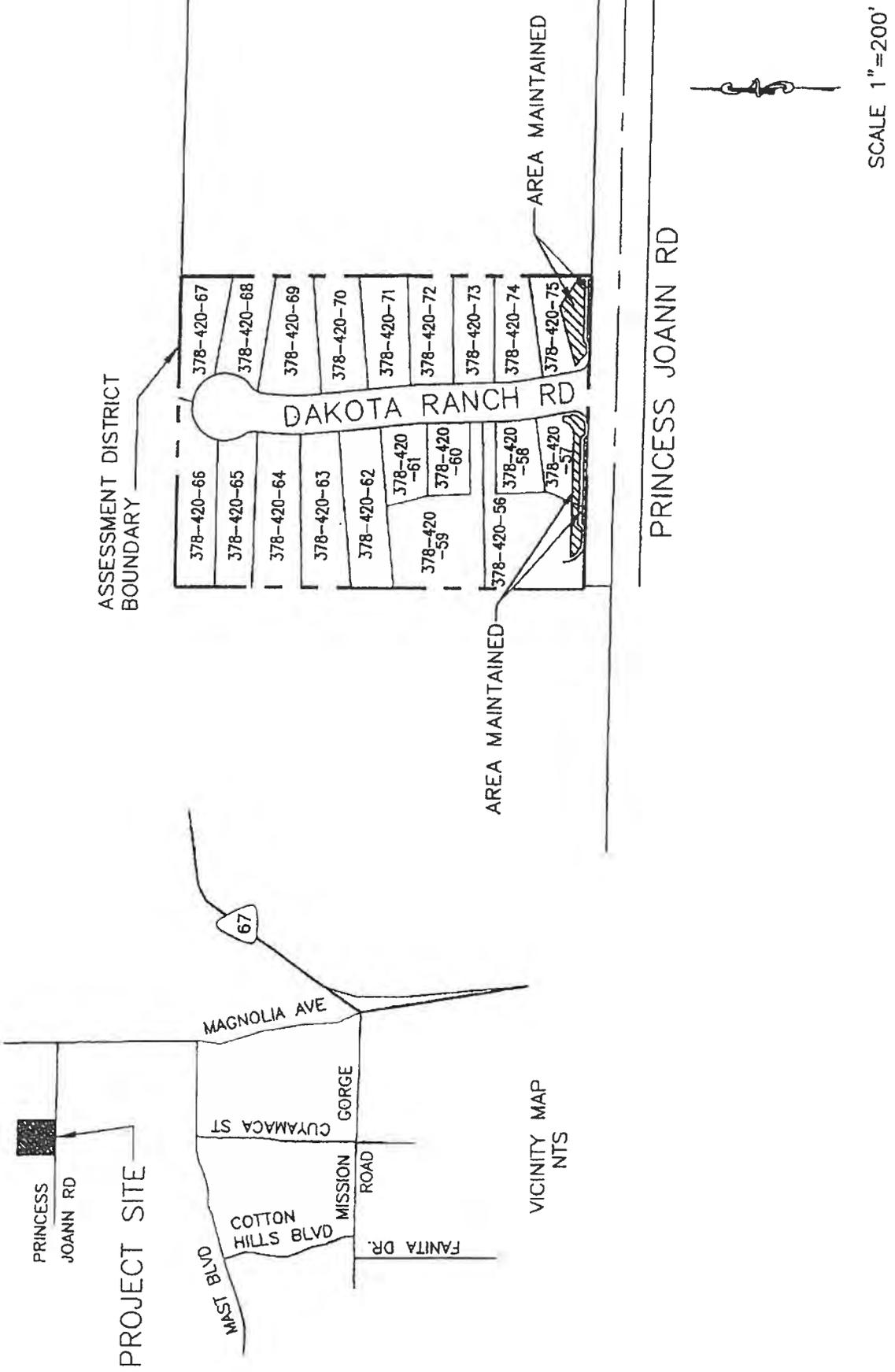
# EXHIBIT H



**City of Santee**  
**Vicinity Map**  
Santee Landscape Maintenance District  
Zone 14- Mitchel Ranch



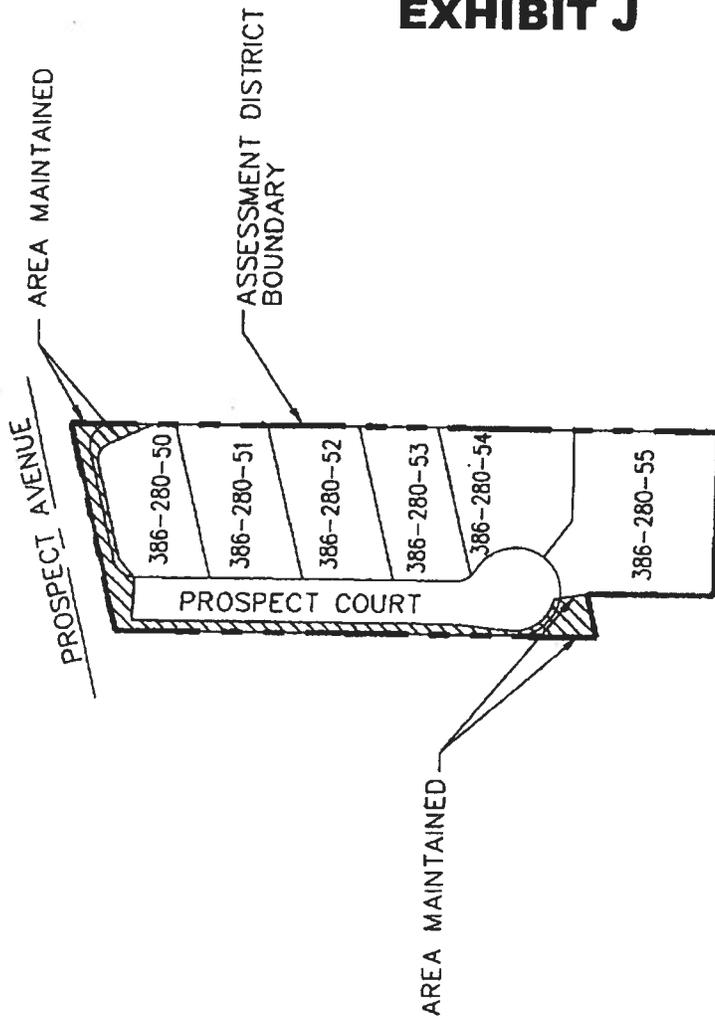
# EXHIBIT I



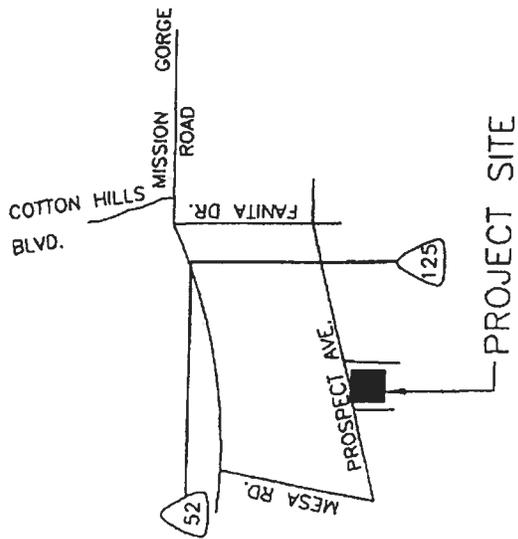
LANDSCAPE MAINTENANCE DISTRICT  
ZONE 17 - DAKOTA RANCH



# EXHIBIT J



SCALE 1"=150'



VICINITY MAP  
NTS

LANDSCAPE MAINTENANCE DISTRICT  
ZONE 18-ALLOS



City of Santee  
**COUNCIL AGENDA STATEMENT**

1E

**MEETING DATE**      May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE**      **RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN ENGINEER'S REPORT FOR THE FY 2015-16 TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS**

**DIRECTOR/DEPARTMENT**      Tim K. McDermott, Director of Finance

**SUMMARY**      Town Center Landscape Maintenance District ("TCLMD") was originally formed in 1987. It now comprises eight distinct zones, four of which are assessed: "Zone A – "Town Center Parkway," Zone B – "The Lakes," Zone C – "San Remo," and Zone D – the mixed use project known as "Mission Creek." Contractors provide landscape, fountain, and lighting maintenance services to these four assessed zones. Maps depicting each zone and the areas of maintenance are attached.

The City Council is required to take three distinct steps in order to proceed with the annual levy of assessments. First, the City Council must formally initiate the proceedings and direct the preparation of an engineer's report, analyzing existing and proposed improvement to the District. Second, the City Council must take formal action to either approve or modify and approve the proposed engineer's report, formally declare its intention to provide for the annual levy of assessments and provide notice of a public hearing. Finally the City Council must hold the public hearing and provide for the annual levy of assessments.

This item takes the necessary first step in the process by initiating proceedings and ordering the preparation of an engineer's report. The second step involving the approval of the proposed engineer's report and declaring the intention to levy assessments and providing notice of a public hearing is scheduled to occur at the May 27, 2015 City Council meeting. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the July 8, 2015 City Council meeting.

**FINANCIAL STATEMENT** <sup>m</sup> Funding for the preparation of the engineer's report is included in the FY 2014-15 adopted budget.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION**      Adopt the resolution to initiate proceedings and order the preparation of an engineer's report. 

**ATTACHMENTS** (Listed Below)

- 1) Resolution Initiating Proceedings and Ordering the Preparation of an Engineer's Report for the FY 2015-16 TCLMD Annual Levy of Assessments

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN  
ENGINEER'S REPORT FOR THE FY 2015-16 TOWN CENTER LANDSCAPE  
MAINTENANCE DISTRICT ANNUAL LEVY OF ASSESSMENTS**

**WHEREAS**, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a landscape district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** ("District"); and

**WHEREAS**, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2015; and

**WHEREAS**, there has been submitted to this City Council for its consideration at this time, diagrams, copies of which are attached hereto and by this reference incorporated herein, showing the boundaries of the areas of assessment for the above referenced fiscal year, said diagrams showing and further describing in general the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

**WHEREAS**, there are no proposed new improvements or any substantial changes in existing improvements; and

**WHEREAS**, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, as follows:

**SECTION 1.** That the above recitals are all true and correct.

**SECTION 2.** That diagrams, entitled **TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT** as submitted to this City Council, showing the boundaries of the proposed areas to be assessed and showing the improvements to be maintained, are hereby approved, and copies thereof shall be on file in the City Clerk's Office and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.

**RESOLUTION NO.**

**SECTION 3.** That the maintenance work within the area proposed to be assessed shall be the maintenance or servicing, or both, of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof in accordance with the Law.

**SECTION 4.** There are no proposed new improvements or any substantial changes to existing improvements.

**SECTION 5.** That the Director of Finance is hereby ordered to cause to be prepared and to file with this City Council, the Report relating to said annual assessment and levy in accordance with the provisions of the Law.

**SECTION 6.** That upon completion, said Report shall be filed with the City Clerk, who shall then provide all notices required by law regarding the intent to approve assessments and hold a public hearing and submit the report to this city council for its consideration pursuant to sections 22623 and 22624 of the streets and highways code.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 13<sup>th</sup> day of May, 2015 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

---

**RANDY VOEPEL, MAYOR**

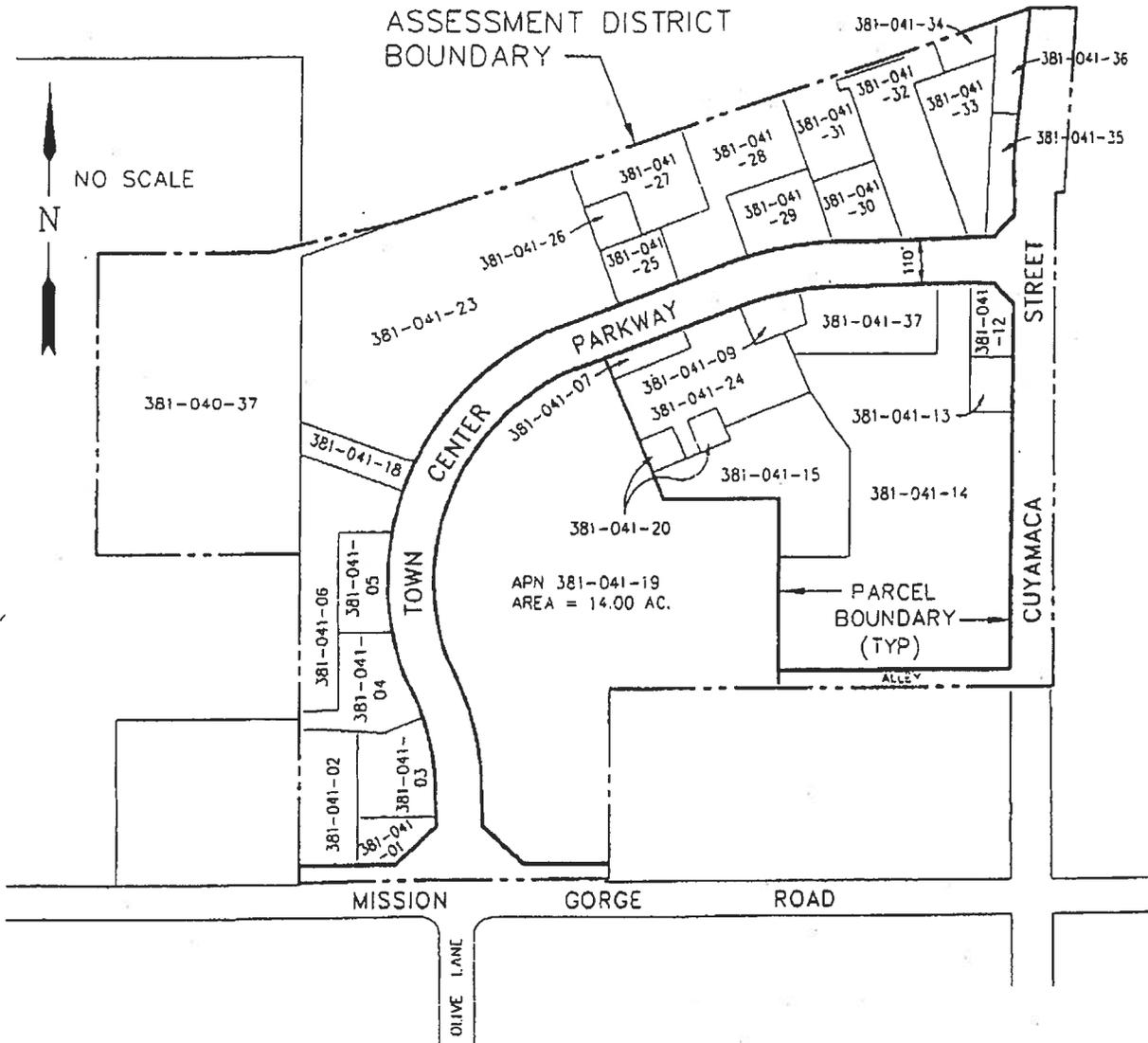
**ATTEST:**

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**PATSY BELL, CMC, CITY CLERK**

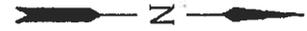
Exhibits A-H: Vicinity Maps (Diagrams)

SANTEE TOWN CENTER  
LANDSCAPE MAINTENANCE DISTRICT  
**ZONE A - TOWN CENTER**

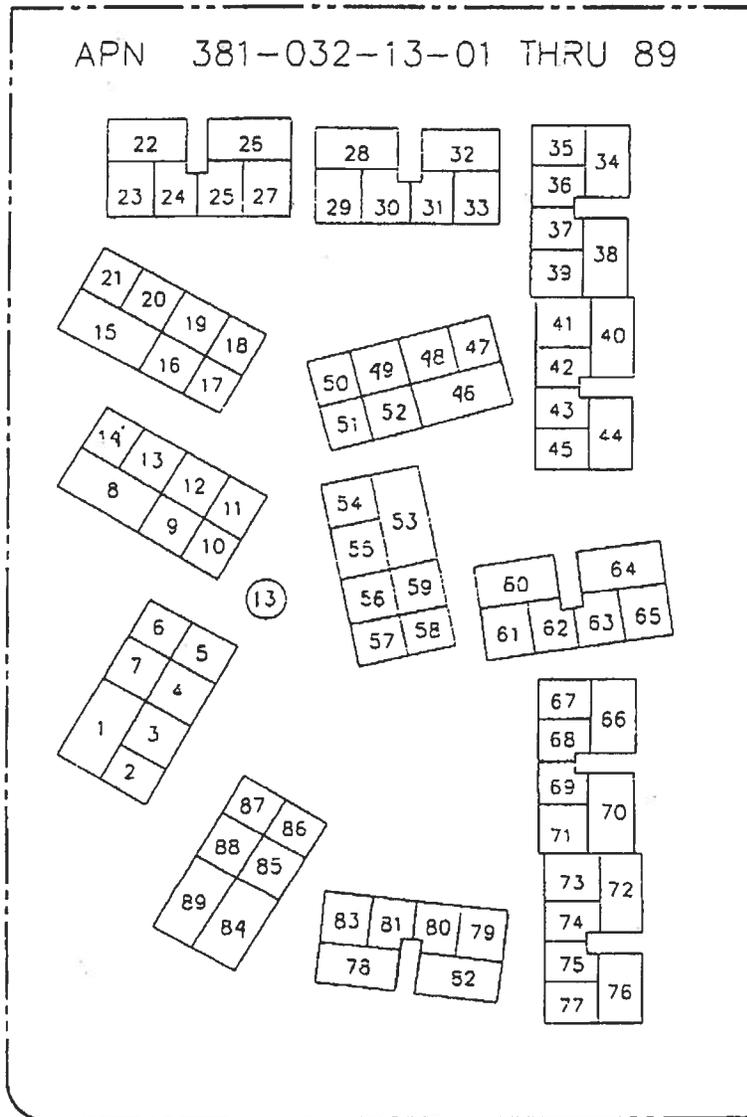


**TCLMD - EXHIBIT A**

# SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT **ZONE B - THE LAKES**



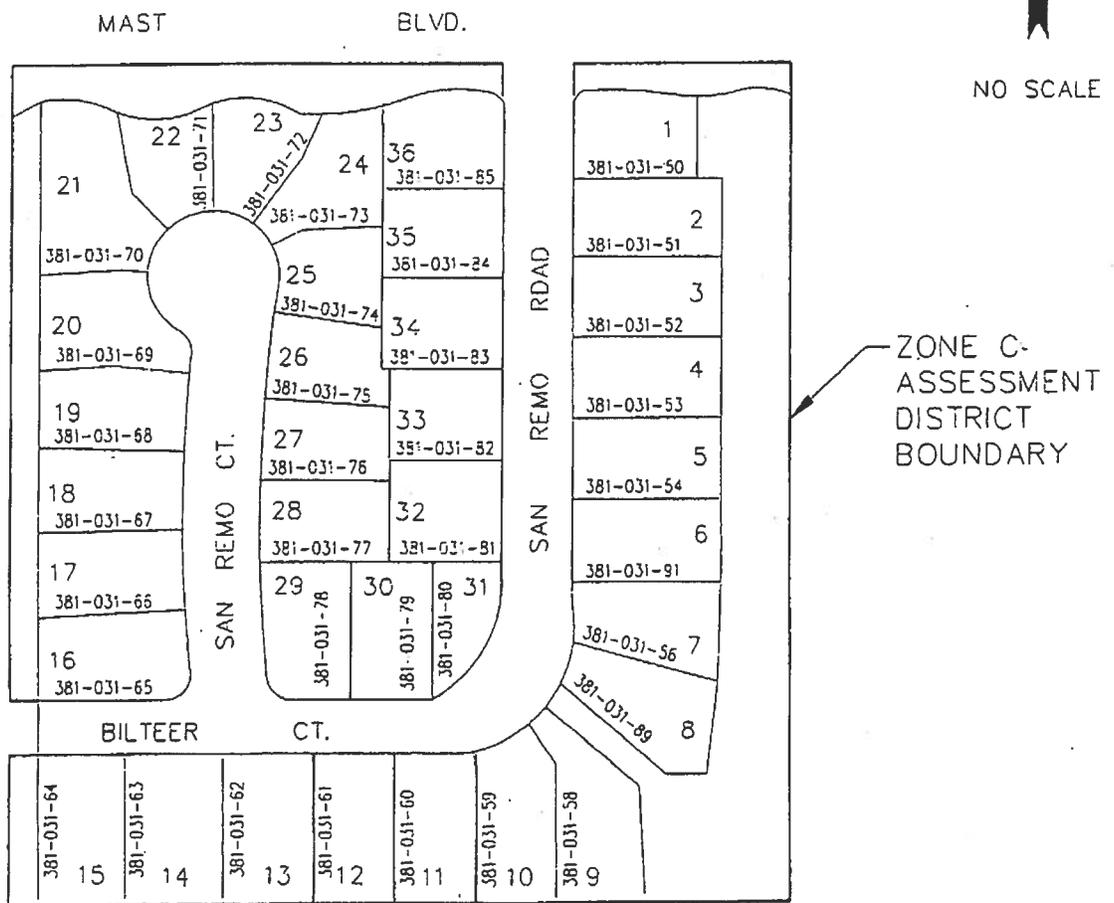
NO SCALE



MAGNOLIA AVE.

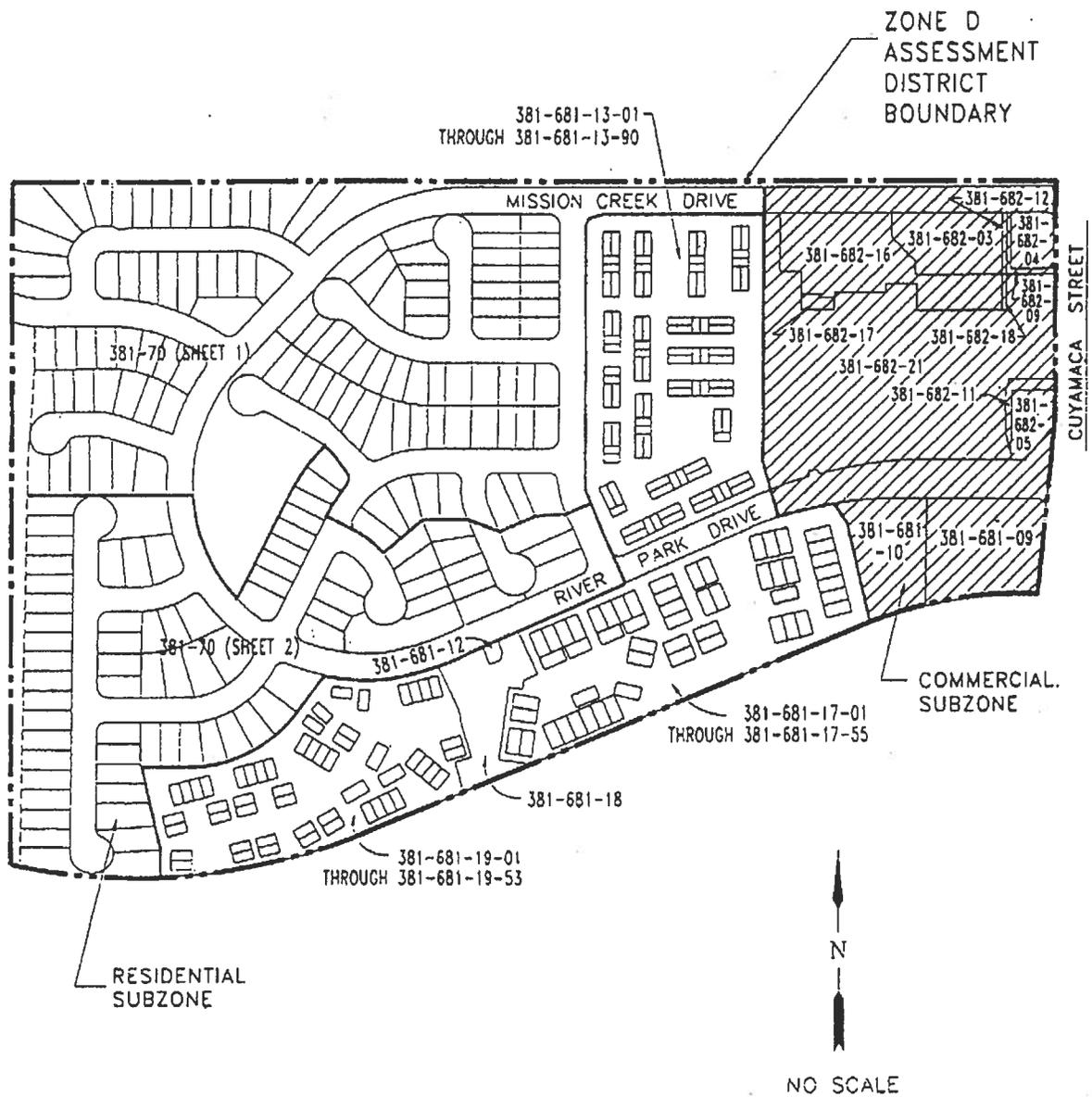
**TCLMD - EXHIBIT B**

# SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ZONE C - SAN REMO



**TCLMD - EXHIBIT C**

# SANTEE TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT **ZONE D** - MISSION CREEK



**TCLMD - EXHIBIT D**

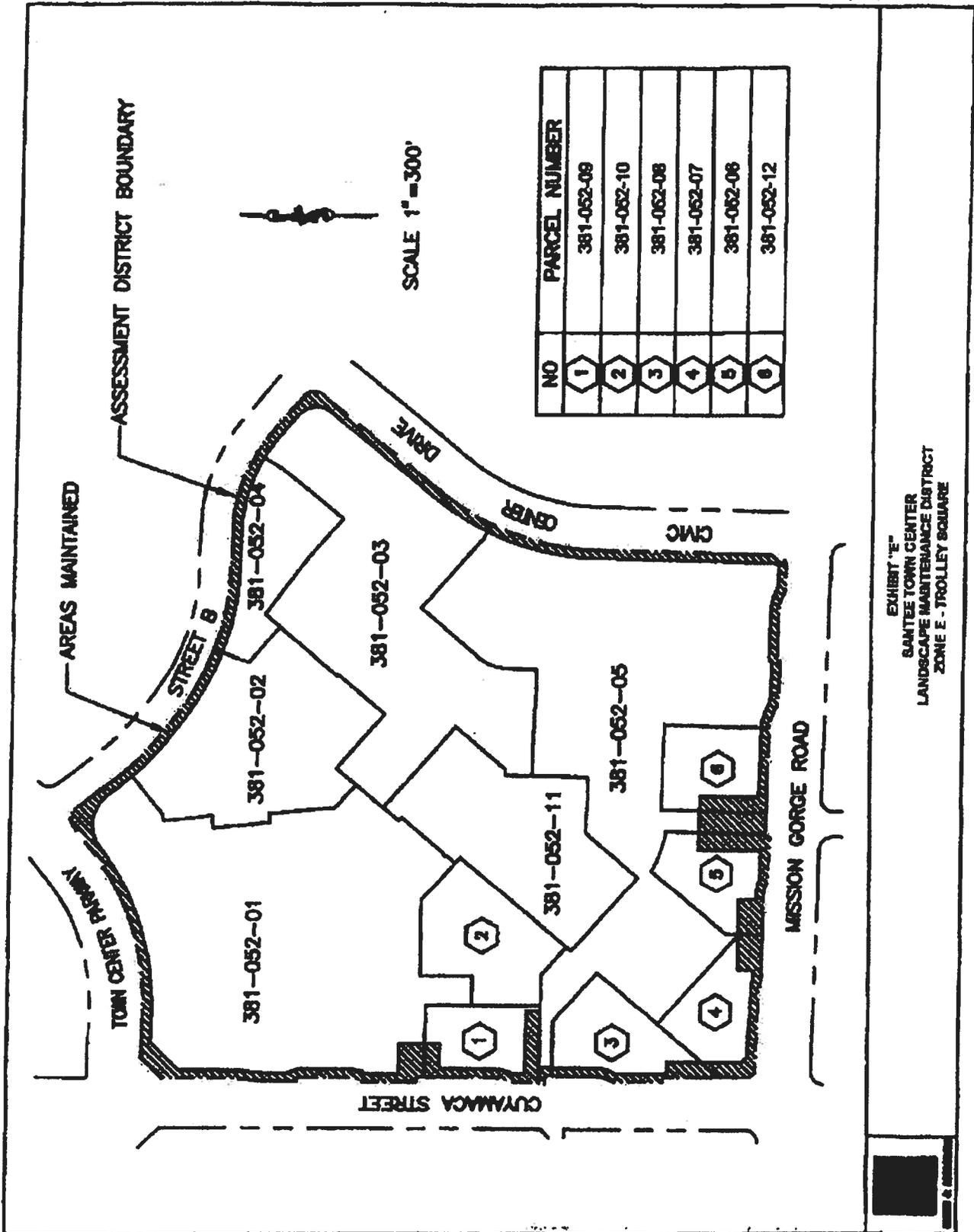
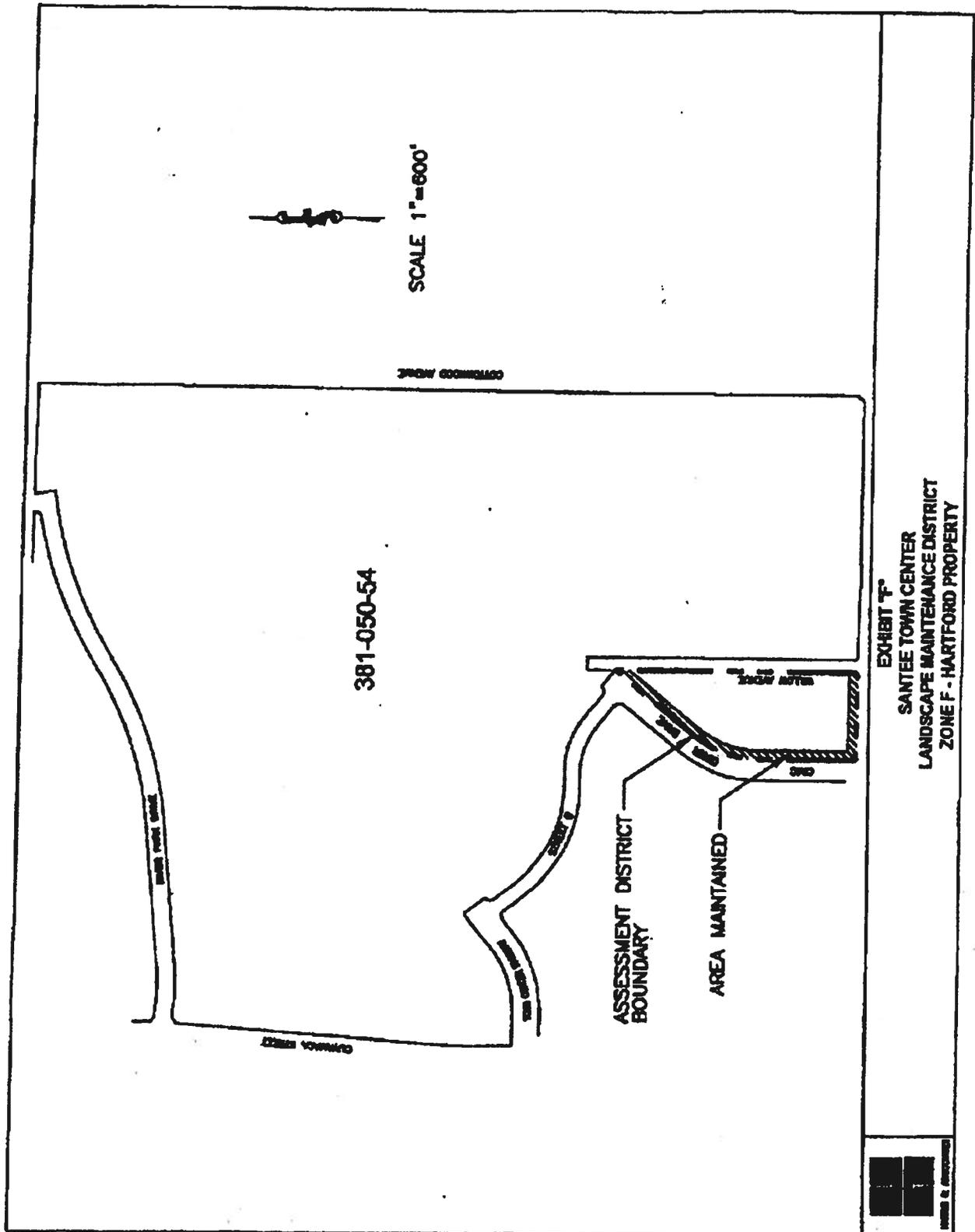
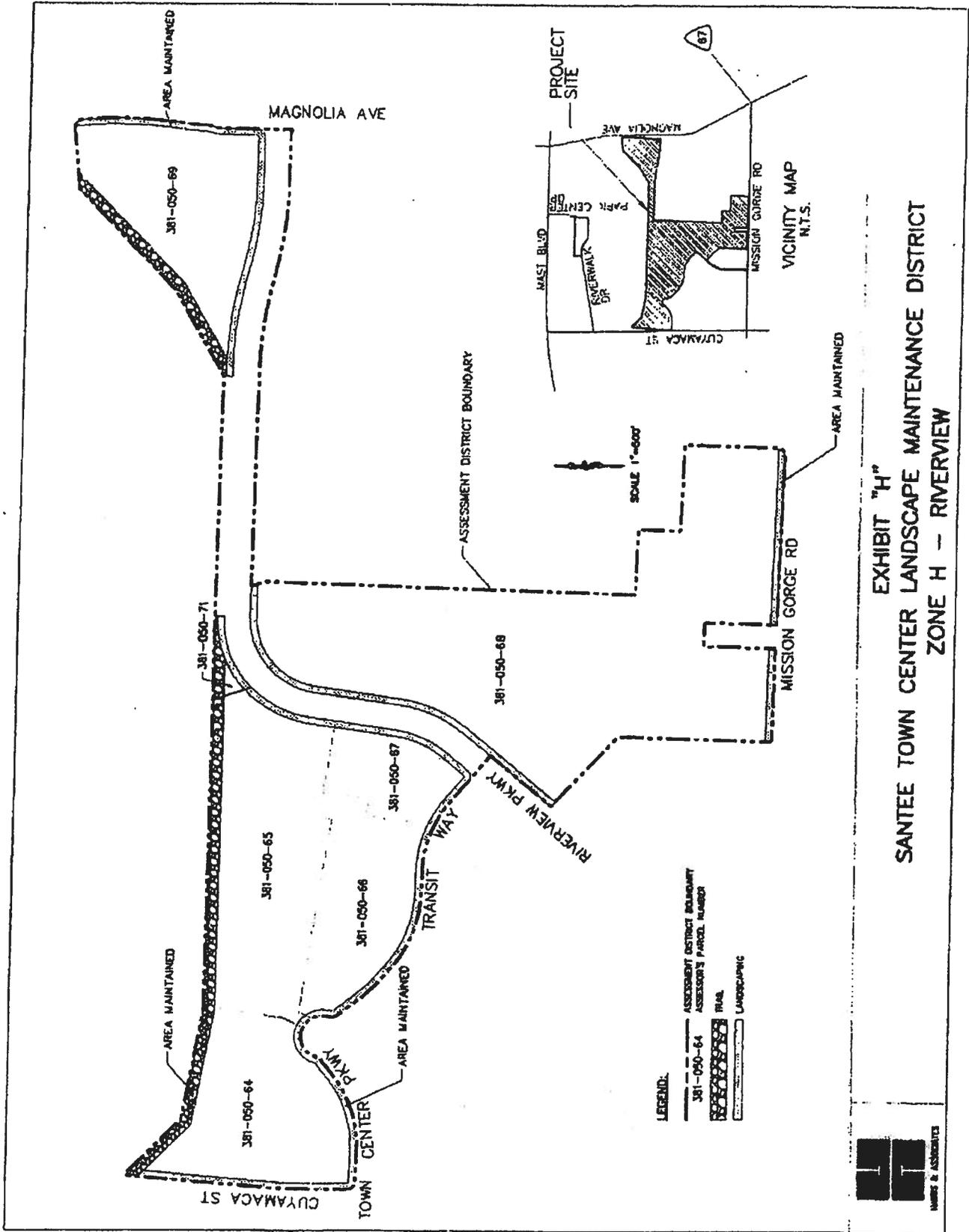


EXHIBIT "E"  
 SANTEE TOWN CENTER  
 LANDSCAPE MAINTENANCE DISTRICT  
 ZONE E - TROLLEY SQUARE







City of Santee  
**COUNCIL AGENDA STATEMENT**

1F

**MEETING DATE**      May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE**      RESOLUTION    INITIATING PROCEEDINGS AND ORDERING THE  
PREPARATION OF AN ENGINEER'S REPORT FOR THE FY 2015-16 SANTEE ROADWAY  
LIGHTING DISTRICT ANNUAL LEVY OF ASSESSMENTS

**DIRECTOR/DEPARTMENT**      Tim K. McDermott, Director of Finance

**SUMMARY**    The Santee Roadway Lighting District ("SRLD") has two zones, each with separate funding sources. Zone A is contiguous with the City's boundaries; i.e., all properties in the City are within Zone A. Zone B comprises numerous areas throughout the City, and contains street lights defined as primarily having local benefit.

The funding of street light energy, maintenance and administrative costs for both Zone A and Zone B has been obtained from two sources: an ad valorem property tax designated for street lighting purposes (Zone A), and a special benefit assessment (Zone B). It is estimated that 80 new lights will be added within SRLD in FY 2015-16.

The City Council is required to take three distinct steps in order to proceed with the annual levy of assessments. First, the City Council must formally initiate the proceedings and direct the preparation of an engineer's report, analyzing existing and proposed improvement to the District. Second, the City Council must take formal action to either approve or modify and approve the proposed engineer's report, formally declare its intention to provide for the annual levy of assessments and provide notice of a public hearing. Finally the City Council must hold the public hearing and provide for the annual levy of assessments.

This item takes the necessary first step in the process by initiating proceedings and ordering the preparation of an engineer's report. The second step involving the approval of the proposed engineer's report and declaring the intention to levy assessments and providing notice of a public hearing is scheduled to occur at the May 27, 2015 City Council meeting. The final step of holding the public hearing and providing for the annual levy of assessments is scheduled to occur at the July 8, 2015 City Council meeting.

**FINANCIAL STATEMENT**  Funding for the preparation of the engineer's report is included in the FY 2014-15 adopted budget.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** Adopt the resolution to initiate proceedings and order the preparation of an engineer's report.

**ATTACHMENTS (Listed Below)** 

- 1) Resolution Initiating Proceedings and Ordering the Preparation of an Engineer's Report for the FY 2015-16 SRLD Annual Levy of Assessments

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,  
INITIATING PROCEEDINGS AND ORDERING THE PREPARATION OF AN  
ENGINEER'S REPORT FOR THE FY 2015-16  
SANTEE ROADWAY LIGHTING DISTRICT  
ANNUAL LEVY OF ASSESSMENTS**

**WHEREAS**, the City Council of the City of Santee desires to initiate proceedings for the annual levy of assessments for a lighting district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as: **SANTEE ROADWAY LIGHTING DISTRICT** ("District"); and

**WHEREAS**, these proceedings for the annual levy of assessments shall relate to the fiscal year commencing July 1, 2015; and

**WHEREAS**, there has been submitted to this City Council for its consideration at this time, a map showing the boundaries of the areas of assessment for the above referenced fiscal year, said map showing and further describing in general the areas of the improvements proposed to be maintained in said District, said description being sufficient to identify the areas proposed to be assessed for said maintenance thereof; and

**WHEREAS**, It is estimated that 80 new lights will be added within the SRLD in FY 2015-16; and

**WHEREAS**, the Law requires a written report, consisting of: plans and specifications of the area of the improvements to be maintained; an estimate of the costs for maintaining the improvements, including incidental expenses in connection therewith; a diagram of the areas proposed to be assessed; and a parcel-by-parcel listing of the assessments of the estimated costs for maintaining the improvements in proportion to the special benefits to be conferred on such parcels.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, as follows:

**SECTION 1.** That the above recitals are all true and correct.

**SECTION 2.** That the map, entitled **SANTEE ROADWAY LIGHTING DISTRICT**, as submitted to this City Council, showing the boundaries of the proposed area to be assessed and the areas of the improvements to be maintained, is hereby approved, and a copy thereof shall be on file in the Office of the City Clerk and open to public inspection. The proposed parcels and properties within said areas are those to be assessed to pay certain costs and expenses for said maintenance.

**RESOLUTION NO.**

**SECTION 3.** That the maintenance work within the areas proposed to be assessed shall be the maintenance or servicing, or both, of any facilities that are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof in accordance with the Law.

**SECTION 4.** That the Director of Finance is hereby ordered to cause to be prepared and to file with this City Council, the Report relating to said annual assessment and levy in accordance with the provisions of the Law.

**SECTION 5.** That upon completion, said Report shall be filed with the City Clerk, who shall then provide all notices required by law regarding the intent to approve assessments and hold a public hearing and submit the report to this city council for its consideration pursuant to sections 22623 and 22624 of the streets and highways code.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 13<sup>th</sup> day of May, 2015 by the following roll call vote to wit:

**AYES:**

**NOES:**

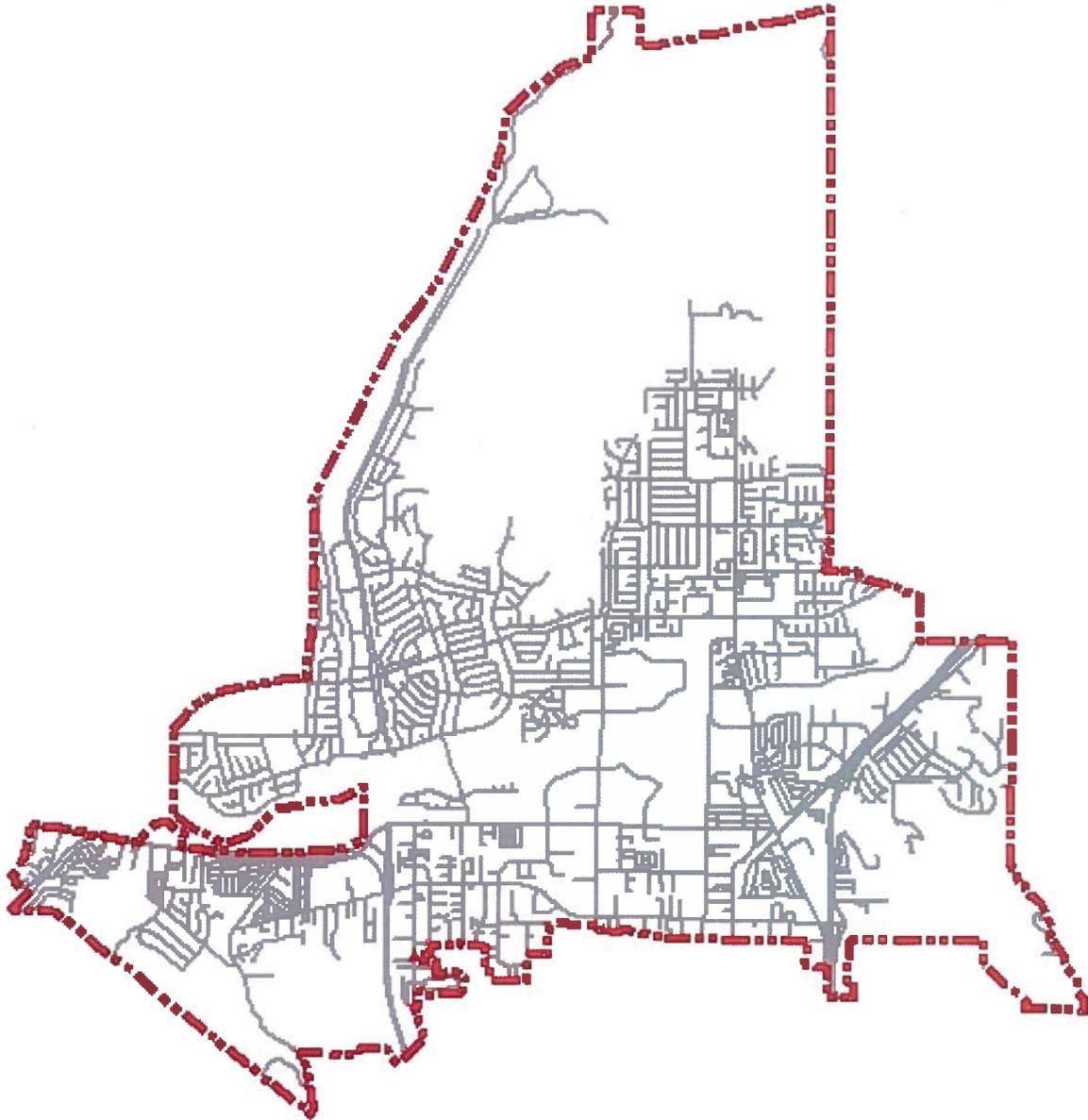
**ABSENT:**

**APPROVED:**

**\_\_\_\_\_  
RANDY VOEPEL, MAYOR**

**ATTEST:**

**\_\_\_\_\_  
PATSY BELL, CMC, CITY CLERK**



# City of Santee Vicinity Map

Santee Roadway Lighting District



No Scale

City of Santee  
**COUNCIL AGENDA STATEMENT**

1G

**MEETING DATE**            May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE**            **FISCAL YEAR 2014-15 OPERATING BUDGET UPDATE AND AMENDMENTS**

**DIRECTOR/DEPARTMENT**            Pedro Orso-Delgado, Acting City Manager  
Tim K. McDermott, Director of Finance *jm*

**SUMMARY**

The two-year operating budget for fiscal years 2013-14 and 2014-15 was adopted by the City Council on June 26, 2013 and formally amended on February 26, 2014. Budget update reports were provided to the City Council on October 8, 2014 and February 5, 2015. The attached staff report and schedules provide a current update on the fiscal year 2014-15 operating budget, amendments to the fiscal year 2014-15 budget reflecting changes in revenue estimates and operational cost impacts over the past year, and a brief discussion of several key factors impacting the development of the upcoming two-year budget for fiscal years 2015-16 and 2016-17.

**FINANCIAL STATEMENT** *jm*

The fiscal year 2015-16 amended General Fund operating budget reflects estimated revenues totaling \$36,399,200 and operating expenditures totaling \$36,611,655, resulting in a \$212,455 use of reserves. The reserve balance at June 30, 2015 is projected to be \$8,032,248.

**CITY ATTORNEY REVIEW**         N/A         Completed

**RECOMMENDATION**

Adopt the attached resolution amending the fiscal year 2014-15 operating budget.

**ATTACHMENTS (Listed Below)**

1. Staff Report
2. General Fund Summary of Revenues and Expenditures
3. General Fund Revenue Detail
4. General Fund Summary of Appropriation Adjustments by Department
5. Special Funds Summary
6. Special Funds Appropriation Adjustments by Fund
7. Resolution

**STAFF REPORT**  
**FISCAL YEAR 2014-15 OPERATING BUDGET**  
**UPDATE AND AMENDMENTS**

**CITY COUNCIL MEETING**  
**May 13, 2015**

**Overview**

Over the past couple of years Santee has realized steady improvement in the local economy. Real estate values experienced a solid recovery in 2013, which has translated into increases in property tax revenues in the current fiscal year. Retail sales activity has been strong with growth across most major industry groups and with the addition of several new retailers. Although the City's financial picture is showing improvement, a budget deficit in the amount of \$212,455 is still projected for FY 2014-15.

**General Fund Revenues**

General Fund revenues for FY 2014-15 are projected to total \$36.4 million, a \$1.9 million or 5.5% increase from the prior fiscal year. Growth in property tax and sales tax revenues, which combined provide two-thirds of the General Fund revenues, are primarily responsible for this overall growth in revenues. Attachment 3 provides complete General Fund revenue detail.

**Property Taxes:** Property tax revenues are projected to total \$14.4 million in FY 2014-15, a \$1.0 million or 7.6% increase from the prior year. The 2014-15 tax roll reflects a 5.8% increase in net assessed valuation for Santee, a reflection of the strong residential real estate value growth and new construction activity experienced in 2013. A \$371,000 increase in the amount of the redevelopment residual distribution of property taxes from the Santee CDC Successor Agency is included in the growth in property tax revenues. The City receives 22.9% of any remaining amounts available after payment of 1) County and State fees for administration of the redevelopment wind-down process, 2) statutorily required tax sharing payments to other taxing entities, 3) payment of all enforceable obligations of the dissolved redevelopment agency as approved by the State Department of Finance, and 4) administrative expenses of the Santee CDC Successor Agency.

**Sales Tax:** Sales tax revenues are projected to total \$10.2 million, a \$983,000 or 10.7% increase from the prior year. Increases are projected in virtually all major industry groups, with the exception of a slight decline in revenues from the Fuel & Service Station industry group as a result of lower gasoline prices compared to the prior year. The largest increases are projected in the Building & Construction industry group and in County Pool allocations.

**Franchise Fees:** Franchise Fees are received from Waste Management, San Diego Gas & Electric (SDG&E), Cox Communications and AT&T and are projected to total \$2.9 million in FY 2014-15, a \$112,000 or 4.1% increase from the prior year. SDG&E franchise fees are primarily responsible for this increase, with a slight decrease expected in the franchise fees received from Cox Communications.

**Building Permit/Plan Check Fees:** Building permit/plan check fees are projected to total \$976,300 in FY 2014-15, a \$170,000 decrease from the prior year, a reflection of fees that were received last year for both the Parc One and Lantern Crest Phase 2 projects.

**Abandoned Vehicle Abatement (AVA) Program:** FY 2014-15 revenues include a final distribution from the San Diego Abandoned Vehicle Abatement Authority in the amount of \$198,000, representing reimbursement claims that go back as far as the second quarter of 2012. No future AVA program revenues will be received.

**Other Revenues:** Other FY 2014-15 revenues of note include the following. 1) Fire reimbursements (primarily from strike teams) of \$246,000, the highest such amount received since 2009. 2) A liability insurance dividend in the amount of \$146,000 was received from the San Diego Pooled Insurance Program Authority.

### **General Fund Expenditures**

The FY 2014-15 amended General Fund budget reflects operating expenditures totaling \$36.6 million, a \$1.0 million or 2.8% increase from the current budget. A complete listing of appropriation adjustments by department is included as Attachment 4 to this report. These adjustments reflect the budgetary impact of personnel changes in various departments that were approved by the City Council on October 8, 2014, revised personnel cost calculations, litigation and claims related expenditures, water and utility cost increases, facility maintenance expenditures and various other items. Certain key appropriation adjustments by department are as follows.

**City Attorney:** Reflects a \$163,598 increase for labor, litigation and claims, and other special projects.

**City Manager:** Reflects a \$336,890 increase for the estimated additional cost of the Acting City Manager position, the previously budgeted City Manager position and the final payment to the former City Manager.

**Risk Management:** Reflects a \$141,080 increase for liability insurance costs and claims related expenses.

**Community Services:** Reflects a net increase of \$83,470 including water cost increases, synthetic turf maintenance, Fire Station #4 maintenance, and EOC emergency generator repairs.

**Law Enforcement:** Reflects a \$359,000 reduction in the budgeted amount for law enforcement services contract costs, which is the cumulative result of actual cost increases for the current and prior fiscal year being lower than originally anticipated. The actual contract cost increase for FY 2014-15 is \$356,850 or 3.0% from the prior year.

**Fire and Life Safety:** Reflects a \$356,360 total increase from the current budget including a \$146,600 increase for overtime and \$157,900 increase for workers compensation costs.

Operating Transfers Out (Vehicle Replacement Fund): Reflects a \$63,100 increase in the cost of a medic unit replacement and a \$29,700 increase in the cost of two Fire vehicles (Command and Fire Chief emergency response vehicles) which were approved by the City Council earlier this year.

### **General Fund Balance/Reserves**

The amended General Fund budget reflects an operating deficit of \$212,455, with a projected reserve balance at June 30, 2015 of \$8,032,248 (or 21.9% of General Fund operating expenditures).

### **Special Funds**

The Special Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditure for specified purposes or have been designated for a specified purpose. They include funds such as the Risk Management and Workers Compensation Insurance Reserve Funds, Vehicle Acquisition & Replacement Fund, Recreation Revolving Fund, Gas Tax Fund, Zone 2 Flood Control District Fund, Community Development Block Grant Fund, various landscape maintenance district and roadway lighting district funds, and the Mobile Home Park Ordinance Administration Fund.

A summary of the FY 2014-15 amended budget for the Special Funds is included as Attachment 5. A summary of all requested appropriation adjustments for the Special Funds is included as Attachment 6.

### **Looking Forward**

Recent improvements in general economic conditions over the past couple of years, in particular strong retail sales growth and the recovery in real estate values have translated into an improved financial picture for the City of Santee. Even so, a budget deficit of \$212,455 is still projected for FY 2014-15. Looking forward, following are some key factors and challenges that will affect the upcoming two-year budget.

- Growth in property tax and sales tax revenue is expected to continue in FY 2015-16, though at a lesser rate than recently experienced.
- CalPERS retirement cost increases due to changes in actuarial methods and assumptions and changes to pension risk pools will result in an estimated \$356,000 increase in retirement costs in FY 2015-16.
- A \$367,000 increase in the law enforcement services contract in FY 2015-16.
- Identified needs for investments in information technology, vehicles, City facilities and other infrastructure.

**CITY OF SANTEE  
GENERAL FUND  
SUMMARY OF REVENUES AND EXPENDITURES  
FY 2014-15 AMENDED BUDGET**

Attachment 2

	<b>FY 2014-15 Current Budget</b>	<b>FY 2014-15 Amended Budget</b>	<b>Increase (Decrease)</b>
Revenues	\$ 34,697,800	\$ 36,399,200	\$ 1,701,400
Expenditures by Dept:			
City Council	394,750	393,990	(760)
City Attorney	438,402	602,000	163,598
City Manager	731,610	1,068,500	336,890
Risk Management	305,440	446,520	141,080
Animal Control	335,965	329,770	(6,195)
City Clerk	301,020	318,950	17,930
Human Resources	520,460	620,900	100,440
Finance	1,165,780	1,162,760	(3,020)
Development Services (total):	3,942,820	3,928,170	(14,650)
Engineering	1,856,360	1,859,100	2,740
Planning	886,890	886,360	(530)
Building	721,100	693,310	(27,790)
Information Technology	336,640	336,420	(220)
Code Compliance	141,830	152,980	11,150
Community Services (total):	3,927,045	4,010,515	83,470
Administration	429,360	438,280	8,920
Public Svcs - Maintenance	2,646,050	2,739,580	93,530
Solid Waste	41,790	43,180	1,390
Facility Operations	53,520	59,810	6,290
Recreation	491,160	455,120	(36,040)
Senior Programs	5,850	750	(5,100)
Teen Center	63,800	71,820	8,020
Special Events	166,695	167,795	1,100
Skate Park	28,820	34,180	5,360
Law Enforcement	12,511,830	12,151,930	(359,900)
Fire and Life Safety (total):	10,627,230	10,983,590	356,360
Administration	862,650	877,340	14,690
Emergency Operations	6,796,480	7,182,750	386,270
Emergency Medical	2,658,750	2,604,880	(53,870)
Emergency Preparedness	10,350	10,350	-
Fleet Operations and Maintenance	299,000	308,270	9,270
Debt Service	198,960	199,120	160
Operating Transfers Out	200,000	292,800	92,800
Other	-	102,140	102,140
Total Expenditures and Transfers Out	<u>35,601,312</u>	<u>36,611,655</u>	<u>1,010,343</u>
Use of Reserves	(903,512)	(212,455)	691,057
Fund Balance, Beg. of Year	<u>7,993,671</u>	<u>8,244,703</u>	<u>251,032</u>
Fund Balance, End of Year	<u>\$ 7,090,159</u>	<u>\$ 8,032,248</u>	<u>\$ 942,089</u>

**CITY OF SANTE  
GENERAL FUND  
REVENUE DETAIL  
FY 2014-15 REVISED ESTIMATES**

Attachment 3

General Fund	FY 2013-14 Actual	FY 2014-15 Current Estimates	FY 2014-15 Revised Estimates	Change from FY 2013-14 Actual	Change in Estimate
Property Taxes	8,391,567	8,474,600	8,782,200	390,633	307,600
Property Taxes-Redev. Resid. Dist.	520,595	887,800	892,000	371,405	4,200
Property Tax in Lieu (of VLF)	4,439,661	4,572,800	4,698,300	258,639	125,500
Sales and Use Tax	7,271,637	7,345,700	8,499,300	1,227,663	1,153,600
Sales Tax in Lieu ("Triple Flip")	2,188,790	2,629,600	2,768,800	580,010	139,200
Less: Location Agreement Payment	(285,132)	(543,200)	(1,110,200)	(825,068)	(567,000)
Transient Occupancy Tax	388,249	350,600	420,700	32,451	70,100
Franchise Fees	2,753,606	2,728,400	2,865,200	111,594	136,800
Sycamore Landfill Fees	302,777	306,600	302,100	(677)	(4,500)
Real Property Transfer Tax	185,883	172,800	172,800	(13,083)	-
Business Licenses	113,754	116,300	115,800	2,046	(500)
SB 1186 Surcharge	2,038	2,500	2,100	62	(400)
Alarm Permits	1,456	1,200	900	(556)	(300)
Planning and Engineering Fees	427,129	430,600	392,600	(34,529)	(38,000)
Fire Permit/Service Fees	67,736	65,200	46,700	(21,036)	(18,500)
Fire Reimbursements	58,879	71,000	245,800	186,921	174,800
Building Permits/Plan Check Fees	1,146,791	994,700	976,300	(170,491)	(18,400)
Vehicle/Traffic Safety Fines	97,179	90,700	120,000	22,821	29,300
Admin Tow Fees	16,307	16,600	16,000	(307)	(600)
Other Fines and Forfeitures	17,106	15,400	17,100	(6)	1,700
Parking Citations	22,793	26,200	19,800	(2,993)	(6,400)
Cost Recovery Restitution/Subrogation	1,087	3,200	200	(887)	(3,000)
Interest Income	66,755	101,200	75,000	8,245	(26,200)
Rental Income	14,645	44,900	3,700	(10,945)	(41,200)
City Facilities-Sportsplex	160,756	168,800	161,100	344	(7,700)
City Facilities-Civic Center	31,178	34,200	27,000	(4,178)	(7,200)
Teen Center/Skate Park	9,156	11,800	8,500	(656)	(3,300)
Parks, Fields & Lighting	133,779	142,800	142,800	9,021	-
Reimbursement Agreements	-	-	-	-	-
AVA Reimbursements	-	-	198,000	198,000	198,000
Motor Vehicle License Fees	24,625	-	23,700	(925)	23,700
Miscellaneous Income	46,193	52,900	72,200	26,007	19,300
SANDPIPA Dividend/Loss Control	122,109	40,000	146,000	23,891	106,000
SB90 Claims (Mandated Costs)	22,303	20,000	12,300	(10,003)	(7,700)
CSA 69 Paramedic Services	2,522,722	2,658,700	2,604,800	82,078	(53,900)
Fire Services - FTES	34,244	12,700	12,700	(21,544)	-
CSA 115 Fire Services	361,739	320,000	335,500	(26,239)	15,500
Assessments/Fire Benefit Fee	919,367	930,000	922,700	3,333	(7,300)
Charges to Other Funds	1,382,485	1,309,100	1,307,600	(74,885)	(1,500)
Grant Claim Reimbursements	76,810	-	-	(76,810)	-
Abandoned Property Fees	9,581	12,000	12,000	2,419	-
Special Events	89,826	69,400	78,000	(11,826)	8,600
Donations	-	-	1,100	1,100	1,100
Operating Transfers In	340,000	10,000	10,000	(330,000)	-
<b>TOTAL GENERAL FUND</b>	<b>34,498,161</b>	<b>34,697,800</b>	<b>36,399,200</b>	<b>1,901,039</b>	<b>1,701,400</b>

**CITY OF SANTEE  
GENERAL FUND  
SUMMARY OF APPROPRIATION ADJUSTMENTS BY DEPARTMENT  
2014-15 OPERATING BUDGET AMENDMENTS**

	<u>FY 2014-15</u>
<b>City Council</b>	
Personnel cost recalculation	\$ (760)
<b>City Attorney</b>	
Labor and employment matters	99,598
Litigation and claims	30,000
Community oriented policing and other matters	34,000
	<u>163,598</u>
<b>City Manager</b>	
Personnel cost recalculation	<u>336,890</u>
<b>Risk Management</b>	
Liability insurance costs (net of \$9,850 property insurance budget savings)	8,080
Claims related expenses	133,000
	<u>141,080</u>
<b>Animal Control</b>	
Animal control services contract	<u>(6,195)</u>
<b>City Clerk</b>	
Personnel cost recalculation (includes part-time temporary wages increase)	1,660
Increase Admin Secretary from .75 to 1.0 fte (9 mos)	16,270
	<u>17,930</u>
<b>Human Resources</b>	
Personnel cost recalculation	49,040
Position reclassification and increase in Part-time Temporary wages (6 mos)	(4,500)
HR consultant	15,000
Investigation	29,800
Other technical personnel services and recognition program costs	11,100
	<u>100,440</u>
<b>Finance</b>	
Personnel cost recalculation	<u>(3,020)</u>
<b>Development Services</b>	
Personnel costs recalculation	1,870
Code Compliance reorganization (6 mos)	11,270
Contract plan check and inspection services	(27,790)
	<u>(14,650)</u>
<b>Community Services</b>	
Personnel cost recalculation (position vacancies and July 2014 reorganization)	(35,330)
Convert Facilities Maint Tech to 1.0 FTE (6 mos)	12,850
Water costs	75,000
Synthetic turf fields maintenance and as-needed repairs	20,600
Fire Station #4 painting and structure removal	9,100
EOC emergency generator fuel pump replacement	7,850
Custodial contract savings/other minor adjustments	(6,600)
	<u>83,470</u>
<b>Law Enforcement</b>	
Law enforcement services contract	<u>(359,900)</u>
<b>Fire and Life Safety</b>	
Personnel cost recalculation	13,040
Overtime	146,600
Workers comp	157,900
Plan check and inspection contract services	13,100
Wearing apparel	10,000
EMT supplies (mutual aide)	4,000
Materials & supplies	2,450
Equipment Mechanics reorganization (3 mos)	9,270
	<u>356,360</u>
<b>Debt Service</b>	
Trustee fees	<u>160</u>
<b>Operating Transfers Out (Vehicle Replacement Fund)</b>	
Medic unit cost increase	63,100
Command & Fire Chief emergency response vehicles cost increase	29,700
	<u>92,800</u>
<b>Other Costs</b>	
Gas and electric cost increases (allocated)	53,330
CDC Successor Agency costs denied by State DOF	48,810
	<u>102,140</u>
<b>Total General Fund Appropriation Adjustments</b>	<u>\$ 1,010,343</u>

**CITY OF SANTEE  
SPECIAL FUNDS SUMMARY  
FY 2014-15 AMENDED BUDGET**

Fund	Balances 07/01/14	Estimated Revenues	Operating Budget	Operating Transfers In (Out)	Capital Improvement Program	Estimated Balances 06/30/15
<b>SPECIAL FUNDS</b>						
Risk Management Reserve	\$ 143,490	\$ 1,400	\$ -	\$ -		\$ 144,890
Workers' Comp. Reserve	854,612	8,700	-	-	-	863,312
Vehicle Acq. & Replacement	483,920	82,180	(541,516)	337,936	-	362,520
Recreation Revolving	34,803	263,260	(270,425)	(10,000)	-	17,638
Supplemental Law Enforcement	-	100,000	(100,000)	-	-	-
Gas Tax	1,144,735	1,652,700	(1,204,520)	(70,716)	(957,460)	564,739
SAFE Program	143,329	900	(51,000)	-	-	93,229
Zone 2 Flood Control District	291,629	309,700	(306,740)	-	-	294,589
Community Dev. Block Grant	-	241,050	(241,050)	-	-	-
HOME Investment Partnership	-	323,204	(323,204)	-	-	-
Town Center Landscape Maint.						
Zone A - Town Center	81,093	141,820	(167,400)	25,580	-	81,093
Zone B - The Lakes	20,205	7,520	(9,620)	-	-	18,105
Zone C - San Remo	14,391	7,860	(8,775)	-	-	13,476
Zone D - Mission Creek	85,214	164,580	(167,800)	-	-	81,994
Santee Landscape Maint.						
Zones 1&2 - El Nopal	4,582	2,260	(3,270)	-	-	3,572
Zone 3 - Country Scenes	3,113	2,070	(3,010)	-	-	2,173
Zone 4 - Camelot Heights	1,685	1,390	(1,530)	-	-	1,545
Zone 8 - Silver Country	24,418	75,740	(76,150)	-	-	24,008
Zone 9 - Mattazaro/Timberlane	878	1,530	(1,790)	-	-	618
Zone 12 - The Heights	12,484	8,340	(10,340)	-	-	10,484
Zone 13 - Prospect Hills	4,998	3,230	(4,910)	-	-	3,318
Zone 14 - Mitchell Ranch	4,782	2,690	(2,900)	-	-	4,572
Zone 17 - Dakota Ranch	18,226	4,830	(7,140)	-	-	15,916
Zone 18 - Allos	2,408	3,560	(3,550)	-	-	2,418
Roadway Lighting District (Zone A)	325,336	246,900	(158,680)	-	-	413,556
Roadway Lighting District (Zone B)	440,475	333,580	(343,390)	-	-	430,665
Mobile Home Park Admin.	42,838	43,300	(44,220)	-	-	41,918
<b>TOTAL SPECIAL FUNDS</b>	<b>\$ 4,183,644</b>	<b>\$ 4,034,294</b>	<b>\$ (4,052,930)</b>	<b>\$ 282,800</b>	<b>\$ (957,460)</b>	<b>\$ 3,490,348</b>

**CITY OF SANTEE  
SPECIAL FUNDS  
SUMMARY OF APPROPRIATION ADJUSTMENTS BY FUND  
2014-15 OPERATING BUDGET AMENDMENTS**

	<b>FY 2014-15</b>
<b>Vehicle Replacement Fund</b>	
Debt Service - Principal and interest (Vector lease purchase)	\$ 42,790
<b>Gas Tax Fund</b>	
Operating transfer out (to Vehicle Replacement Fund)- grant funds for Vector purchase	45,136
<b>HOME Investment Partnership Program Fund</b>	
Eliminate appropriation, program now administered by County.	(323,204)
<b>Town Center Landscape Maintenance District</b>	
Zone A Town Center	1,400
Zone B The Lakes	2,070
Zone C San Remo	1,075
Zone D Mission Creek	2,050
	6,595
<b>Santee Landscape Maintenance District</b>	
Zones 1 & 2 El Nopal	1,010
Zone 3 Country Scenes	990
Zone 4 Camelot Heights	370
Zone 8 Silver Country Estates	800
Zone 9 Mattazaro/Timberlane	360
Zone 12 The Heights	2,350
Zone 13 Prospect Hills	2,360
Zone 14 Mitchell Ranch	680
Zone 17 Dakota Ranch	1,140
Zone 18 Allos	(40)
	10,020
<b>Roadway Lighting District Zone A</b>	
Electricity & Gas	7,870
<b>Roadway Lighting District Zone B</b>	
Electricity & Gas	44,450

**RESOLUTION NO. \_\_\_\_\_-2015**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA AMENDING THE FISCAL YEAR 2014-15 OPERATING BUDGET**

**WHEREAS**, the City Council of the City of Santee adopted the Two Year Operating Budget for Fiscal Years 2013-14 and 2014-15 by Resolution No. 057-2013 on June 26, 2013; and

**WHEREAS**, the City Council amended the Two Year Operating Budget for Fiscal Years 2013-14 and 2014-15 by Resolution No. 013-2014 on February 26, 2014; and

**WHEREAS**, the City Manager has prepared and submitted to the City Council for its review and approval certain budget amendments for fiscal year 2014-15; and

**WHEREAS**, the City Council desires to amend the fiscal year 2014-15 budget.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Santee, California, does hereby find, determine and declare as follows:

**Section 1:** The fiscal year 2014-15 budget amendments as submitted by the City Manager, including all changes directed by the City Council, are approved and adopted.

**Section 2:** The monies necessary to offset the expenditures for the fiscal year 2014-15 budget amendments as adopted by the City Council pursuant to Section 1 hereof, are authorized by this section to be appropriated out of the funds available to the City during said fiscal years.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 13<sup>th</sup> day of May 2015, by the following roll call vote to wit:

RESOLUTION NO. \_\_\_\_\_-2015

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

City of Santee  
**COUNCIL AGENDA STATEMENT**

2A

cont. from 4/22/15

**MEETING DATE** May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE** CONTINUED PUBLIC HEARING FROM APRIL 22, 2015 FOR REZONE R2014-1, MAJOR REVISION MJR2014-1, AND A NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (AEIS14-09) TO ESTABLISH THE MHP (MOBILE HOME PARK) OVERLAY DISTRICT AND ADD 16 NEW MOBILE HOME SPACES ON A 2.27 ACRE UNDEVELOPED PARCEL ON THE EAST SIDE OF RAILROAD AVENUE BETWEEN MISSION GORGE ROAD AND BUENA VISTA AVENUE (Applicant: Cameron Brothers Construction Co., L.P.)

**DIRECTOR/DEPARTMENT** Melanie Kush, Development Services 

**SUMMARY** The project is an application for a Rezone (R2014-1) and Major Revision MJR2014-1 to allow the expansion of the existing Cameron Mobile Estates to add 16 units (spaces) to the existing 302-unit complex for a total of 318 units located at 8712 Magnolia Avenue. The 16 spaces are proposed to be located on an abutting 2.27-acre undeveloped parcel located at the 8800 block of Railroad Avenue. The site has existing internal access through the Cameron's Mobile Estates complex from the signalized Magnolia Avenue entrance (see Exhibits A & B). The 2.27-acre parcel is zoned GC/R2 and does not have an MHP (Mobile Home Park) overlay designation. The project includes a Rezone (R2014-1) to add the Mobile Home Park Overlay which allows for higher density through compact design consistent with mobile home park design. The existing complex is age restricted (55 and over) and future units would also be age-restricted. The Cameron Mobile Estates mobile home park is subject to the space rent controls of Chapter 2.44 of the Santee Municipal Code. However, Chapter 2.44 exempts new construction (new spaces) from the provisions of space rent controls.

**ENVIRONMENTAL REVIEW** A Negative Declaration (AEIS14-09, SCH 2015021037) dated February 4, 2015 was prepared in accordance with the provisions of the California Environmental Quality Act (CEQA), circulated for public review, and is recommended for approval.

**FINANCIAL STATEMENT**  Staff costs to process the Major Revision and Rezone total approximately \$12,500 to date and are paid by the applicant on an actual cost basis. Development Impact Fees are estimated to be \$245,488 (Drainage Impact Fees \$29,120; Traffic Impact/Traffic Signal/RTCIP Fees \$73,072; Park-In-Lieu Fees \$57,328; Public Facilities Fees \$85,968).

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATIONS** 

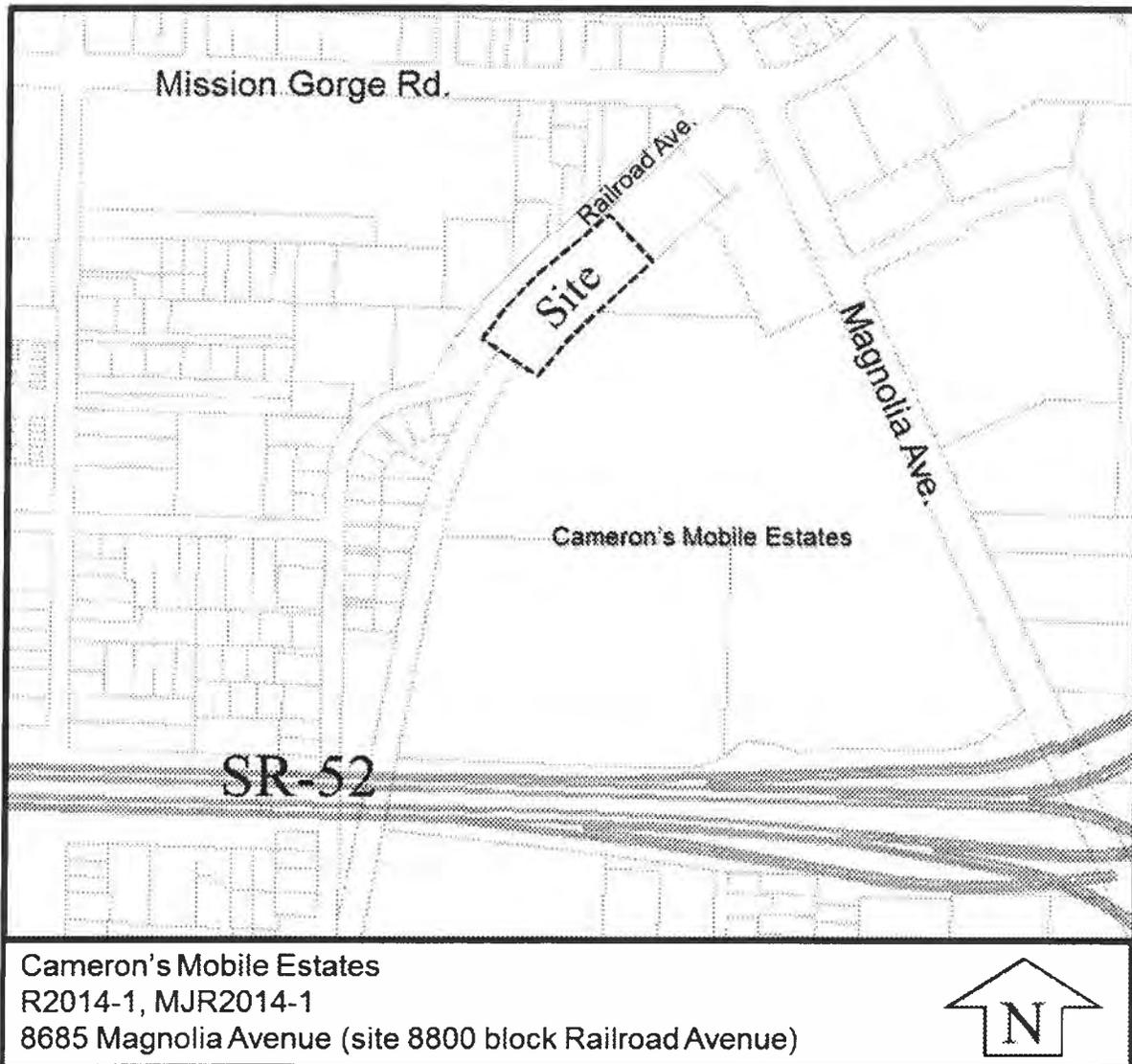
1. Conduct and Close the Public Hearing.
2. Approve the Negative Declaration (AEIS14-09, SCH 2015021037) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA).
3. Introduce Rezone R2014-1 for first reading by title only per the attached Ordinance and schedule May 27, 2015 for second reading.
4. Approve the Major Revision MJR2014-1 per the attached Resolution.

**ATTACHMENTS**

Staff Report      Negative Declaration and Initial Study      Ordinance for R2014-1  
Resolution for MJR2014-1      Exhibits A through C-6      Ownership Disclosure Statement

**STAFF REPORT  
APPLICATION OF CAMERON BROTHERS CONSTRUCTION CO., L.P.  
FOR A MAJOR REVISION MJR2014-1 AND REZONE R2014-1  
CITY COUNCIL MEETING MAY 13, 2015**

Notice of the availability of the Negative Declaration was published in the East County Californian on February 12, 2015 and Notice of the Public Hearing was published in The U-T on April 12, 2015. Adjoining owners of property within 300 feet of the request and other interested parties were notified by U.S. Mail on April 11, 2015. **The item was continued from the April 22, 2015 Public Hearing to date certain May 13, 2015. Pursuant to Section 17.04.100.E of the Municipal Code, no further notice was required.**



**A. SITUATION AND FACTS**

1. Requested by ..... Cameron Brothers Construction Co., L.P.
2. Land Owner ..... Cameron Brothers Construction Co., L.P.
3. Type and Purpose of Request..... Conditional Use Permit Major Revision to add 16 new mobile home spaces and Rezone to establish the MHP Overlay
4. Location ..... 8712 Magnolia Avenue (8800 block Railroad Avenue)
5. Site Area ..... Site 2.27 acres
6. Number of lots ..... 16 new mobile home spaces
7. Number of units ..... 16 units
8. Density ..... 7 Dwelling Units per Acre
9. Hillside Overlay ..... No
10. Existing Zoning..... GC/R2 General Commercial/ Low-Medium Density Residential
11. Surrounding Zoning..... North: GC/R2 - General Commercial/ Low-Medium Density Residential  
 South: R2 (MHP) Low-Medium Density Residential  
 East: R2 (MHP) Low-Medium Density Residential  
 West: IL - Light Industrial with RB - Residential Business Overlay.
12. General Plan Designation..... GC/R2 General Commercial/ Low-Medium Density Residential
13. Existing Land Use..... Undeveloped parcel
14. Surrounding Land Use..... North: Commercial  
 South: Mobile Home Park  
 East: Mobile Home Park  
 West: Residential
15. Terrain ..... Site is flat, undeveloped parcel.
16. Environmental Status..... Negative Declaration
17. APN ..... 384-280-16

18. Within Airport Influence Area.....Yes

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**B. BACKGROUND**

**Site History**

The original Conditional Use Permit for Cameron Mobile Estates was approved in 1968 with Special Use Permit P68-11 that allowed the ultimate development of a 335 space mobile home park. There have been two prior major revisions with the more recent revision occurring in 2008. In that revision (Major Revision (#2) to Conditional Use Permit P68-11), adjustments to the site plan and spaces were approved to accommodate the SR-52 freeway construction bringing the total space configuration for Cameron Mobile Estates to 302 spaces.

**Project Description**

The project is an application for a Major Revision MJR2014-1 to Conditional Use Permit (P68-11) and Rezone (R2014-1) to allow the expansion of the existing Cameron Mobile Estates to add 16 units (spaces) to the existing 302-unit complex located at 8712 Magnolia Avenue. The 16 spaces are proposed to be located on an abutting 2.27-acre undeveloped parcel located at the 8800 block of Railroad Avenue. The site has existing internal access through the internal roadways of the Cameron's Mobile Estates complex from the signalized Magnolia Avenue entrance. With the currently proposed expansion, total units at Cameron Mobile Estates would be 318 units.

The 2.27-acre parcel is zoned GC/R2 and does not have an MHP (Mobile Home Park) overlay designation. Therefore, a Rezone (R2014-1) is requested to add the Mobile Home Park Overlay which allows for increased density consistent with mobile home park design. The Rezone request would address establishing the MHP overlay over the site.

The mobile homes to be located on the 16 new spaces are to be manufactured in 2000 or later (see Exhibits C-1 thru C-6) having approximately 3 bedroom 2 bath configurations ranging in size from 1,300 to 1,400 square feet. Landscaping is proposed in the Railroad Avenue parkway, adjacent to the project site to the north. A 20-foot-wide driveway would be provided with each mobile home unit space to accommodate parking for two vehicles (see Figure 1 for the proposed Site Plan). The existing complex is age restricted (55 and over) and future units would also be age-restricted.

C. **ANALYSIS**

**General Plan:** The Housing Element seeks to maintain the supply of affordable housing through the conservation of the existing housing stock, including mobile home parks. Policy 2.2 encourages the retention of existing and viable mobile home parks. The project proposes to add 16 mobile home spaces. As such, the project is consistent with the Housing Element goals and objectives of the General Plan.

**Land Use/Zoning:** The project site is within the dual zone of GC/R2 that anticipates development as either general commercial use or residential uses. The R2 zone allows for Mobile Home Park development consistent with the MHP Mobile Home Park Overlay. The project proposes a rezone (R2014-1) to establish the MHP Overlay for the site. The Mobile Home Park Overlay District does not regulate individual mobile home park space size requirements, building setbacks, or the size of individual mobile home units. However, the project is subject to the Title 25 provisions of the California Code of Regulations which regulate structure setbacks, lot coverage, and minimum street widths for mobile home parks. The California Department of Housing and Community Development (HCD) is responsible for implementing Title 25 requirements. HCD requires applicants to show evidence of Conditional Use Permit approval by the local governing agency prior to submitting an application for a project to the State.

**Compatibility with Adjacent Land Uses:** The proposed project is an infill residential project that would expand the existing 302-unit Cameron Mobile Estates mobile home park that borders the 2.27-acre site on the east and south. The site has existing internal access from the mobile home park.

To the west of the site, across Railroad Avenue, there are existing residential uses within the IL Light Industrial Zone and RB Residential Business Overlay. Future development of the properties on the west side of Railroad Avenue into light industrial uses would not be compromised as there is adequate buffering given the road width, parkways, and front setback requirements providing adequate buffering for the proposed 16 mobile home spaces.

To the north of the site, zoned for General Commercial use, is an undeveloped parcel and further north is an existing commercial auto repair business. The new mobile home space pads will be approximately 6 to 9 feet higher in elevation than the adjacent commercial property. In addition, project conditions include a requirement for a solid, six foot high screen on top of the perimeter retaining wall. The height differential and the solid screening are adequate to buffer the residential uses from future commercial development of the abutting parcel. In addition, the project is conditioned to provide a public disclosure to the occupants to advise them that the property to the north of the site is zoned for commercial use, and would develop with commercial uses.

**Chapter 2.44 Santee Municipal Code-Space Rent Control:** The Cameron Mobile Estates project site is subject to the space rent controls of Chapter 2.44 of the Santee Municipal Code. Chapter 2.44 provides several exemptions from the provisions of space rent controls, including new construction as defined in California Civil Code Section 798.7 and 798.45. The State Code defines new construction as any newly constructed space held out for rent after January 1, 1990. Under this definition, the 16 proposed spaces would be exempt from Chapter 2.44.

**Architectural Design:** The mobile homes to be located on the 16 new spaces are to be manufactured in 2000 or later (see Exhibits C-1 thru C-6). The configuration would be similar to the newer mobile homes located directly south of the site having approximately 3 bedroom 2 bath configurations ranging in size from 1,300 to 1,400 square feet.

**Parking:** The project, as designed, complies with the parking regulations by providing off-street parking of two spaces per unit and 4 guest parking spaces close to the 16 new units consistent with the parking regulations.

**Traffic** The traffic study prepared for the project determined the project would generate an estimated 80 average daily trips (ADT) which does not create a significant traffic impact. The main access to the mobile home park is via a signalized access point at Alexander Way and Magnolia Avenue. An additional access point at Sharlene Lane is available at the southern boundary of the mobile home park.

**Grading and Soils:** On-site topography is generally flat. Grading volumes would include 140 cubic yards of cut and 16,300 cubic yards of fill. The fill is designed to raise the site to provide a specific drainage to meet stormwater quality requirements.

**Drainage and Water Quality:** A drainage study for the project was prepared by KARN Engineering. Existing site runoff flows in a southwesterly direction towards Railroad Avenue. Onsite drainage would be directed into proposed bio-retention swales adjacent to proposed internal streets. The project would not substantially alter the drainage pattern of the site or the surrounding area because all flows would be managed on-site to meet hydromodification requirements. The drainage design is consistent with the Santee's Storm Water Management and Discharge Control Ordinance and the latest adopted National Pollution Discharge Elimination System (NPDES) Permit from the San Diego Regional Water Quality Control Board, the purpose of which is to eliminate any potential polluted storm water runoff from leaving the site.

**D. ENVIRONMENTAL**

An Initial Study of the project was conducted in accordance with the California Environmental Quality Act (CEQA). The analysis indicated that the project would not have a significant adverse impact on the environment. Therefore a Negative Declaration (State Clearinghouse No. 2015021037) was prepared and made available for review and comment by agencies and the public from February 12, 2015 to March 16, 2015 and is recommended for approval. No Comment letters were received during this review period. A full discussion of the environmental issues is found in the attached Initial Study.

**E. DEVELOPMENT IMPACT FEES**

Development of the proposed project will require the payment of the following Development Impact Fees.

1. Drainage.....\$ 29,120
2. Traffic .....\$ 33,536
3. Traffic Signal .....\$ 3,472
4. Park-in-Lieu.....\$ 57,328
5. Public Facilities .....\$ 85,968
6. RTCIP Fee .....\$ 36,064

**F. STAFF RECOMMENDATION**

1. Conduct and close the public hearing.
2. Approve the Negative Declaration (AEIS14-09, SCH 2015021037) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA).
3. Introduce Rezone R2014-1 for first reading by title only per the attached Ordinance and schedule May 27, 2015 for second reading.
4. Approve Major Revision MJR2014-1 per the attached Resolution.

**NEGATIVE DECLARATION**

- 1. Name or description of project: Cameron Mobile Estates (R2014-1; MJR2014-1; AEIS14-09). The project would add 16 units to the existing 302-unit, age-restricted, Cameron Mobile Estates complex. In addition, a MHP Mobile Home Park Overlay will be established to cover the expansion area, necessitating a Rezone. The expansion area is located on a 2.27-acre vacant parcel.
- 2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name): Railroad Avenue between Mission Gorge Road and Buena Vista Avenue (APN 384-280-16)
- 3. Entity or Person undertaking project:
  - A. Entity Cameron Construction Company, LP
    - (1) Name: Waneta Lee
  - B. Other (Private) N/A
    - (1) Name:
    - (2) Address:

The Lead Agency, having reviewed the Initial Study of this proposed project, having reviewed the written comments received prior to the public meeting of the Lead Agency, and having reviewed the recommendation of the Lead Agency's Staff, does hereby find and declare that the proposed project will not have a significant effect on the environment. A brief statement of the reasons supporting the Lead Agency's findings are as follows:

The project is located on a disturbed site, in an urbanized area where existing services are available to serve the project. No significant adverse effects were identified to any environmental resource areas as detailed in the attached Initial Study.

The Lead Agency hereby finds that the Negative Declaration reflects its independent judgment. A copy of the Initial Study is attached.

The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Lead Agency based its decision to adopt this Negative Declaration are as follows:

City of Santee  
Development Services  
10601 Magnolia Avenue  
Santee, CA 92071

Comments will be received from February 12, 2015 to March 16, 2015. Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency by March 16, 2015. Comments of all Responsible Agencies are also requested.

Phone No.: 619 248 4100

Date Received  
for Filing: February 4, 2015

[Signature]  
Staff

**CITY OF SANTEE**  
**INITIAL STUDY/ENVIRONMENTAL CHECKLIST FORM**  
R2014-1; MJR2014-1; AEIS14-09

Project Title: Cameron Mobile Estates Expansion and Rezone

Lead Agency Name and Address: City of Santee, 10601 Magnolia Avenue, Santee, CA

Contact Person and Phone Number: Kevin Mallory, (619) 258-4100 ext. 167

Project Location: East side of Railroad Avenue, between Mission Gorge Road and Buena Vista Avenue (APN 384-280-16)

Project Sponsor's Name and Address: Waneta Lee  
Cameron Brothers Construction Company LP  
10580 Prospect Avenue, Suite 200, Santee, CA 92020

Property Owner: Cameron Brothers Construction Company, LP  
10580 Prospect Avenue, Suite 200, Santee, CA 92020

General Plan Designation: GC - General Commercial / R2 - Low-Medium Density Residential, 2-5 du/acre

Zoning: GC/R2

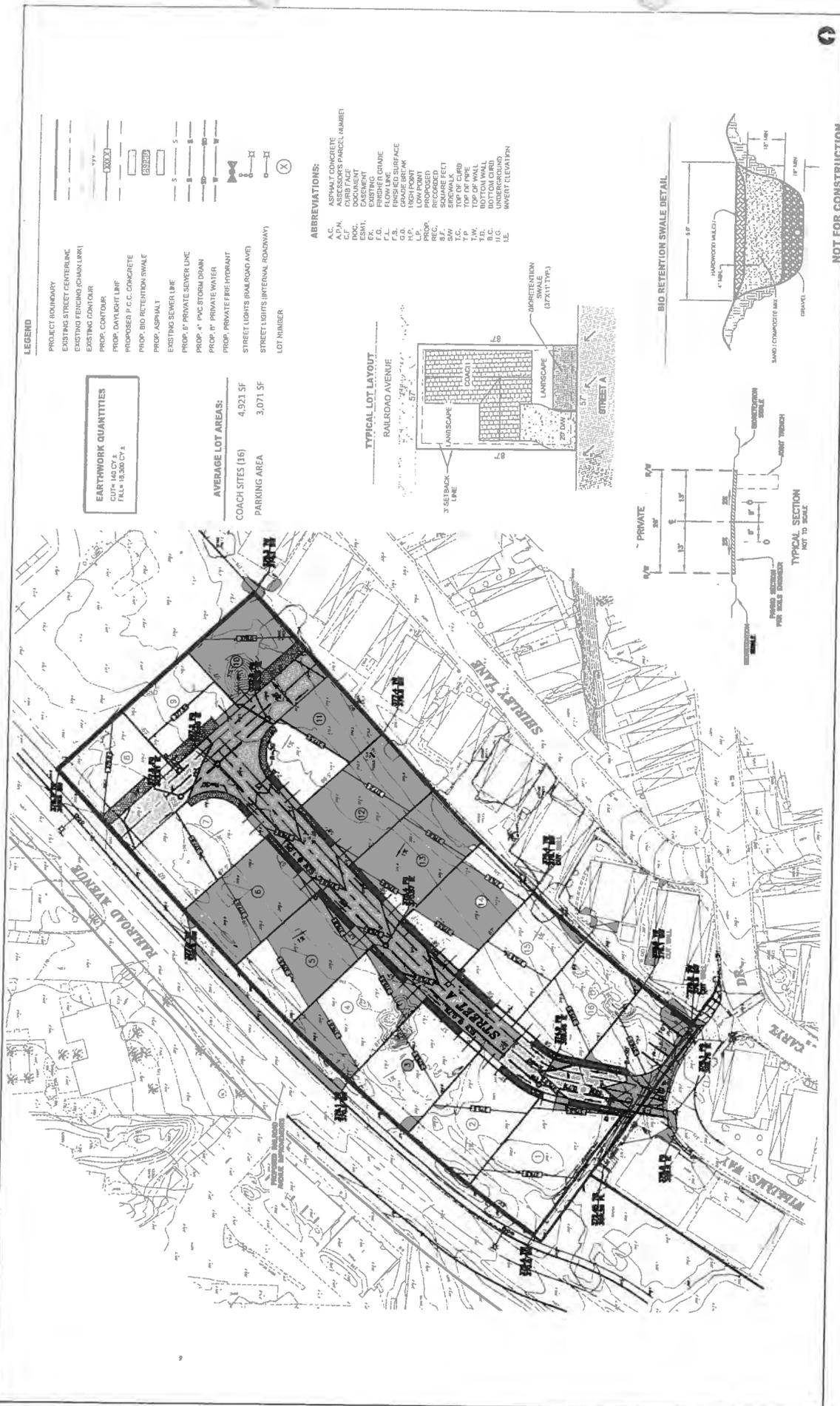
All reports and documents referenced in this Initial Study are on file with the City of Santee, Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071 and a digital copy is available from the City website <http://www.ci.santee.ca.us/index.aspx?page=210>. Telephone Number (619) 258-4100, ext. 167.

**PROJECT DESCRIPTION**

The project is an application for a Major Revision MJR2014-1 to Conditional Use Permit (P68-11) to add 16 units to the existing 302-unit Cameron Mobile Estates complex. The existing complex is age-restricted (55 and over) and future units would also be age-restricted. The original conditional use permit for Cameron Mobile Estates was approved in 1968 and has been subject to two prior major revisions. With the currently proposed expansion, total units at Cameron Mobile Estates would be 318 units. In addition, a Rezone is requested to add the Mobile Home Park Overlay which allows for increased density consistent with mobile home park design. The expansion area is located on a 2.27-acre vacant parcel and access to the site would be through existing internal roadways accessed from Magnolia Avenue. Landscaping is proposed in the Railroad Avenue parkway, adjacent to the project site to the north. Grading volumes would include 140 cubic yards of cut and 16,300 cubic yards of fill. Bio retention swales are proposed on both sides of the internal private roadway at the front of each mobile home unit. A 20-foot-wide driveway would be provided with each unit to accommodate parking for two vehicles. Refer to Figure 1 for the proposed Site Plan.

**SURROUNDING LAND USES AND SETTING**

The proposed mobile home park expansion area is located on a vacant 2.27-acre parcel on the east side of Railroad Avenue, between Mission Gorge Road and Buena Vista Avenue (APN 384-280-16).



**LEGEND**

- PROJECT BOUNDARY
- EXISTING STREET CENTERLINE
- EXISTING FENCING (CHAIN LINK)
- EXISTING CONTOUR
- PROP. CONTOUR
- PROP. DAYLIGHT LINE
- PROPOSED P.C.C. CONCRETE
- PROP. BID RETENTION SWALE
- PROP. ASPHALT
- EXISTING SEWER LINE
- PROP. 8" PRIVATE SEWER LINE
- PROP. 4" PVC STORM DRAIN
- PROP. 8" PRIVATE WATER
- PROP. PRIVATE FIRE HYDRANT
- STREET LIGHTS (ROADSIDE AVE)
- STREET LIGHTS (INTERNAL ROADWAY)
- LOT NUMBER

**EARTHWORK QUANTITIES**

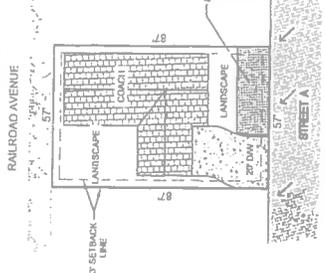
CUT = 140 CY ±  
 FILL = 18,300 CY ±

**AVERAGE LOT AREAS:**

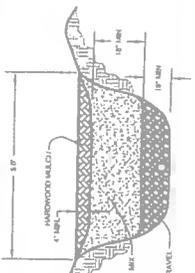
COACH SITES (16) 4,923 SF  
 PARKING AREA 3,071 SF

- ABBREVIATIONS:**
- A.C. ASPHALT CONCRETE
  - C.F. CURB FACE
  - DOC. DOCUMENT
  - EX. EXISTING
  - F.G. FINISHED GRADE
  - F.S. FINISHED SURFACE
  - G.B. GRADE BREAK
  - L.P. LOW POINT
  - PROP. PROPOSED
  - SEC. SECTION
  - SW. SWALE
  - T.P. TOP OF CURB
  - T.W. TOP OF WALL
  - B.D. BOTTOM OF DRAIN
  - I.G. UNDERGROUND
  - I.E. INVERT ELEVATION

**TYPICAL LOT LAYOUT**



**BID RETENTION SWALE DETAIL**



**TYPICAL SECTION**

NOT TO SCALE

NOT FOR CONSTRUCTION

FIGURE 1  
 Site Plan

The expansion is part of the existing 302-unit Cameron Mobile Estates which borders the project site on the southerly and westerly borders.

The project site is bordered by Railroad Avenue to the north with residential and commercial land uses occupying the north side of Railroad Avenue. East of the project site is a vacant lot and an automotive shop. Major roadways in the area include Mission Gorge Road and Magnolia Avenue. Refer to Figure 2 for the Regional Location and Figure 3 for an aerial photograph of the project site and its surroundings.

**OTHER AGENCY APPROVALS REQUIRED**

California Department of Housing and Community Development  
 San Diego Regional Water Quality Control Board

Manufactured Home Permit  
 General Construction Permit

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agricultural Resources		Air Quality
	Biological Resources		Cultural Resources		Geology/Soils
	Hazards and Hazardous Materials		Hydrology/Water Quality		Land Use/Planning
	Mineral Resources		Noise		Population/Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities/Service Systems		Climate Change		Mandatory Findings of Significance

**DETERMINATION** (To be completed by the Lead Agency):

On the basis of this initial evaluation:

I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.	
I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.	
I find that the proposed project <b>MAY</b> have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, there <b>WILL NOT</b> be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier <b>EIR</b> or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier <b>EIR</b> or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, and nothing further is required	

**REASONS TO SUPPORT FINDINGS OF NEGATIVE DECLARATION**

1. The proposed project would add 16 mobile home units to the existing Cameron Mobile Estates mobile home park. The additional units are located on a disturbed site in an urban area and would not result in a significant impact upon the environment.
2. The proposed project would provide additional senior housing opportunities in support of the City Housing Element goals.
3. The proposed project is compatible with the Land Use Element and all other Elements of the General Plan that guide development to be consistent with the overall community character and contribute towards an overall positive visual identity because the proposed mobile home park expansion is consistent with the General Plan Land Use Map and would be visually compatible and consistent with the existing environment.
4. The project complies with the development standards for the GC/R2 zone. The proposed Rezone would add the Mobile Home Park Overlay which allows for increased density to accommodate mobile home park design, consistent with the remainder of the Cameron Mobile Estates.
5. The project will not impede adoption of the City's Draft Multiple Species Conservation Program Subarea Plan because the project site is not proposed for preservation within the Draft Plan and is not located within the proposed preserve area.
6. The project would not contribute significantly to greenhouse gas emissions, nor would the project frustrate the intent of state policy relative to greenhouse gas emissions.

**ATTACHED FIGURES:**

Figure 1: Site Plan

Figure 2: Regional Location

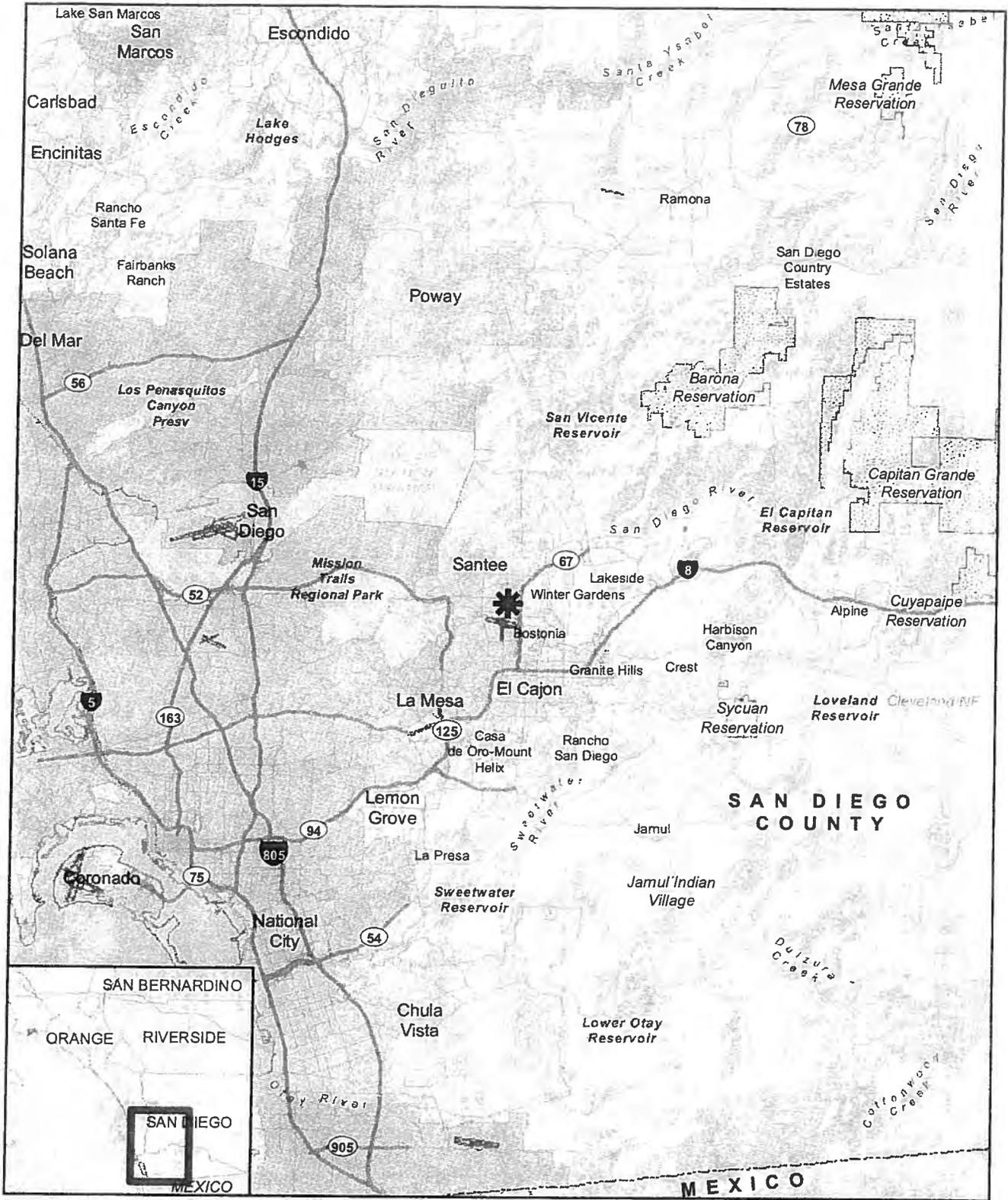
Figure 3: Project Location

\_\_\_\_\_  
Signature

Kevin Mallory, Principal Planner  
Printed Name and Title

\_\_\_\_\_  
Date

FEBRUARY 4, 2015  
City of Santee  
For

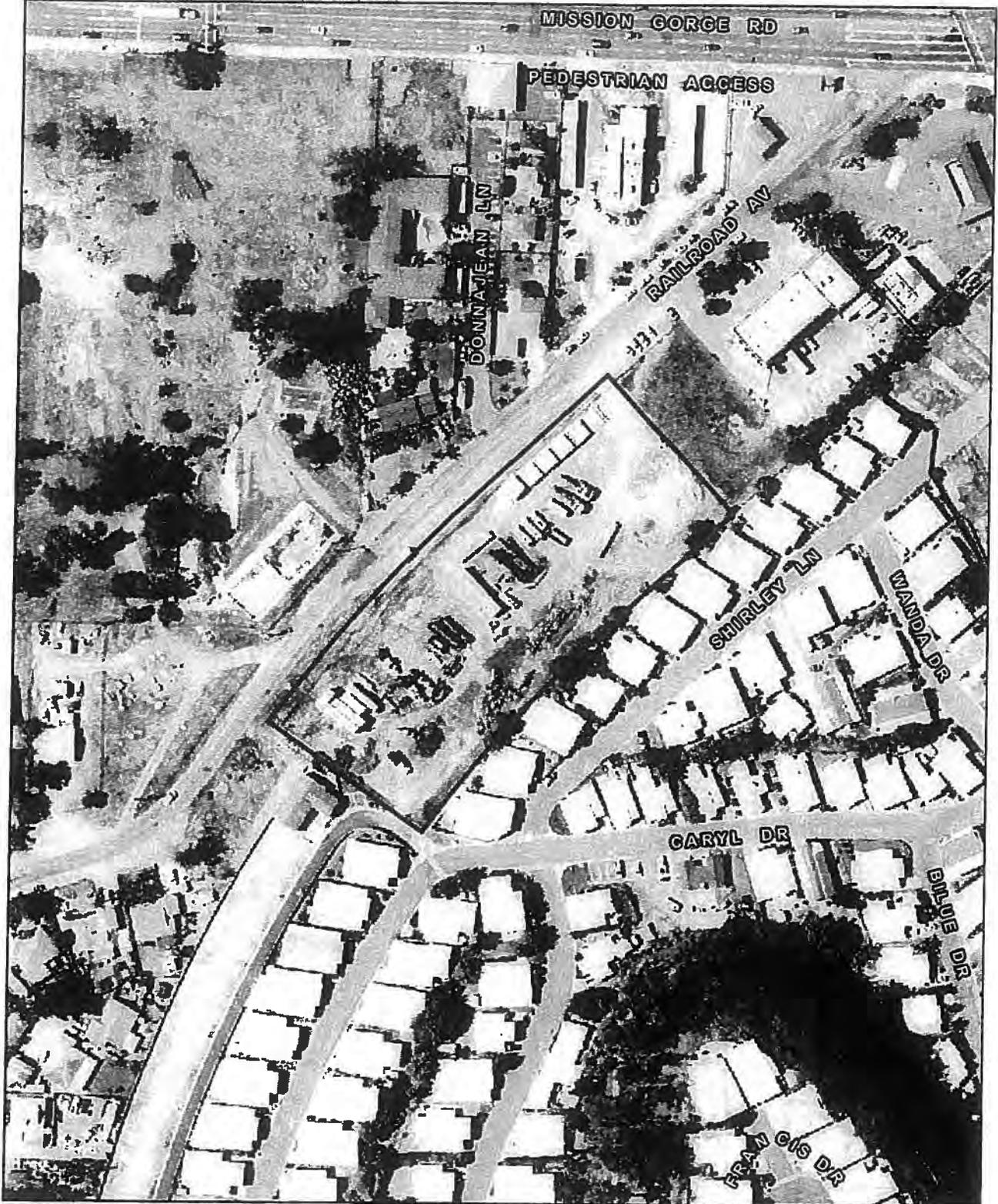


★ Project Location

RECON

M:\JOBS\47688\common\_gis\fig2\_MND.mxd 12/5/2014 sab

FIGURE 2  
Regional Location



 Project Boundary

FIGURE 3  
Project Location

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><b>I. AESTHETICS. Would the project:</b></p>				
<p>a) Have a substantial adverse effect on a scenic vista?</p> <p>Source(s): City of Santee General Plan, Community Enhancement Element.</p> <p>No designated scenic vistas exist either on or adjacent to the site. The northern project boundary borders Railroad Avenue, with residential and commercial land uses on the other side of Railroad Avenue. Mission Gorge Road is located less than one-tenth of a mile north of the project site and is designated as a local scenic road in the Community Enhancement Element of the General Plan. However, the proposed project would not change views from Mission Gorge Road because of intervening land uses and the fact that the project would add mobile home units that are visually similar to the existing units adjacent to the project site. Therefore, the proposed project would not have a substantial adverse effect on a scenic vista.</p>			X	
<p>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</p> <p>Source(s): City of Santee General Plan, Community Enhancement and Circulation Elements.</p> <p>The project site is not located within view of a State scenic highway. In addition, the project does not contain any trees, rock outcroppings, or historic buildings. As a result, no impact would occur to scenic resources.</p>				X
<p>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</p> <p>Source(s): City of Santee General Plan</p> <p>The existing visual character of the area surrounding the property is influenced by the presence of the existing 302-unit Cameron Mobile Estates Mobile Home Park which borders the site to the south and west. The project site borders Railroad Avenue on its north side and residential and commercial use located on the other side of Railroad Avenue. East of the project site is a vacant lot and an automotive shop. The project would not degrade the existing visual character or quality of the site or its surroundings because it would add 16 mobile home lots that are visually similar to the existing mobile home park units. The proposed units would not block any views or detract from any important visual resources in the surrounding area. As a result, impacts would be less than significant.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>d) Create light or glare which would adversely affect day or nighttime views in the area?</p> <p>Source(s): City of Santee General Plan, Community Enhancement Element; City of Santee, Zoning Ordinance.</p> <p>The proposed project would incrementally increase the amount of light and glare in the area from outdoor lighting associated with 16 new mobile home units. Light spillover, trespass, and potential glare from project lighting are regulated by Section 17.30.030(B) of the Santee Municipal Code. Low sodium lamps would be used, shielded to direct lighting downward. As a result, the project would result in less than significant impacts related to light, glare, and nighttime views.</p>			X	
<p><b>II. AGRICULTURAL RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and City Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agricultural and farmland. Would the project:</p>				
<p>a) Convert prime farmland, unique farmland, or farmland of statewide importance (farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p> <p>Source(s): City of Santee General Plan, Land Use Element; and City of Santee, Zoning Ordinance, Department of Conservation, Farmland Mapping and Monitoring Program.</p> <p>The existing site is zoned for medium-density residential uses and the site does not contain any agricultural resources or operations. The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program. Therefore, the project would not result in the conversion of agricultural land or any Prime Farmland, Unique Farmland, or Farmland of Statewide importance to a non-agricultural use. No impact would occur.</p>				X
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; City of Santee, Zoning Ordinance.</p> <p>The property is not within a Williamson Act Agriculture Preserve nor is the site zoned for agricultural purposes. Therefore, there is no conflict with agriculture zoning or Williamson Act lands. No impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p> <p>The proposed project does not contain any forest or timberland as defined by Public Resources code section 4526 or Government Code section 51104(g). No impact would occur.</p>				X
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p> <p>The proposed project does not contain any forest or timberland as defined by Public Resources code section 4526 or Government Code section 51104(g). No impact would occur.</p>				X
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to a non-forest use?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; and City of Santee, Zoning Ordinance</p> <p>Surrounding land use is developed and planned for residential use. There are no agricultural uses on-site or in the vicinity of the project. Therefore, the proposed project would not result in conversion of farmland to non-agricultural use. No impact would occur.</p>				X
<p><b>III. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p> <p>Source(s): City of Santee, General Plan, Land Use Element.</p> <p>The proposed project is consistent with the City of Santee General Plan designation for residential use. Projects that propose development consistent with growth anticipated by applicable general plans are consistent with the Regional Air Quality Strategy Plan and the State Implementation Plan. Therefore, the project would not conflict with or obstruct the implementation of an applicable air quality plan and no impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Source(s): APCD requirements, Municipal Code.

No significant source of either stationary or indirect air pollutants has been identified from the project. The primary source of air pollutants would be generated from vehicle trips associated with new residential units. However, vehicle emissions would not significantly contribute to an existing or long-term air quality violation due to the low volume of trips (approximately 80 daily trips) that would be added by 16 mobile home units.

The San Diego APCD (SDAPCD) does not provide specific numeric thresholds for determining the significance of air quality impacts under CEQA. However, the SDAPCD does specify Air Quality Impact Analysis trigger levels for new or modified stationary sources (SDAPCD Rules 20.2 and 20.3). For comparative purposes, these levels are used to evaluate emissions due to the project. Emissions due to construction and operation of the project were calculated using CalEEMod (CAPCOA 2013). The results are summarized below, and CalEEMod output is contained in Attachment 1.

**TABLE 1  
CONSTRUCTION EMISSIONS (pounds per day)**

Pollutant	Year 2015	Significance Threshold
ROG	3	250 <sup>1</sup>
NO <sub>x</sub>	32	250 <sup>2</sup>
CO	22	550 <sup>2</sup>
SO <sub>x</sub>	0	250 <sup>2</sup>
PM <sub>10</sub>	3	100 <sup>2</sup>
PM <sub>2.5</sub>	2	100 <sup>3</sup>

<sup>1</sup> The threshold for VOCs is based on the Environmental Protection Agency General Conformity Rule, which equates VOC and NO<sub>x</sub> emissions under the clean air act and applies the same limitation on VOC and NO<sub>x</sub> emissions in ozone non-attainment areas (Federal Register 2010).

<sup>2</sup> SDAPCD Rules 20.2 and 20.3.

<sup>3</sup> PM<sub>2.5</sub> threshold is equated to PM<sub>10</sub> as the SDAPCD does not set a limit on PM<sub>2.5</sub> and approximately 92 percent of PM<sub>10</sub> exhaust is PM<sub>2.5</sub> and 61 percent of mechanical PM<sub>10</sub> is PM<sub>2.5</sub> (SCAQMD 2006).

**TABLE 2  
OPERATIONAL EMISSIONS (pounds/day)**

Pollutant	Area Emission	Mobile Emission	Total Emission	Significance Threshold
ROG	1	0	1	250
NO <sub>x</sub>	0	1	1	250
CO	1	4	5	550
SO <sub>x</sub>	0	0	0	250
PM <sub>10</sub>	0	0	0	100
PM <sub>2.5</sub>	0	0	0	100

X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>As shown, construction and operational emissions would be less than the applicable thresholds for all criteria pollutants. Therefore, the project would not violate an air quality standard or contribute substantially to an existing or projected air quality violation and impacts would be less than significant.</p>				
<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?</p> <p>Source(s): APCD Requirements; General Plan, Land Use Element.</p> <p>The project involves grading and construction that could contribute to emissions of 10-micron particulate matter (PM<sub>10</sub>), a pollutant for which the state is in non-attainment status. Construction emissions would be limited as the mobile homes would be pre-fabricated in an off-site location. As discussed in III(b), construction and operational emissions are projected to be less than the applicable thresholds for all criteria pollutants. In addition, all grading and construction activities would comply with applicable air quality regulations. Cumulative projects in the area include the proposed Cameron Commercial Center on a vacant 2.2-acre site along Magnolia Avenue, adjacent to the mobile home park. Site work for the Cameron Commercial Center would likely overlap to some degree with site preparation for the Cameron Mobile Estates. It is estimated that work would commence on Cameron Commercial Center 5 to 6 months after project approval. This project is currently under review by the City and an environmental document has not yet been released. Site work for the Cameron Commercial Center is estimated to last approximately 3 to 4 months and building construction would commence after site work is complete and tenants are identified. Building construction is estimated to take approximately 6 to 8 months. For the proposed Cameron Mobile Estates, it is anticipated that project site work would commence approximately 5 months after project approvals and would last for 4 months. Installation of manufactured homes would follow, estimated to occur over a 2- to 5-month period.</p> <p>Other past, present, or future projects were not identified within the vicinity of the project. The project together with the identified cumulative project would not result in a significant cumulative impact because they would involve construction on less than five acres and would be required to comply with applicable air quality regulations. As a result, a cumulative air quality impact would not occur.</p> <p>The project would also result in the generation of vehicle emissions. However, the project is consistent with the City of Santee General Plan for residential use and vehicle emissions would be less than the applicable thresholds. Projects that propose development consistent with growth anticipated by applicable general plans are consistent with the Regional Air Quality Strategy Plan and the State Implementation Plan. Therefore, the project is not expected to cause or result in a cumulatively considerable net increase of any criteria pollutant or increase the frequency or severity of any existing non-attainment status.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>As a result, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and project impacts would be less than significant.</p>				
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p> <p>Source(s): APCD Requirements, Municipal Code</p> <p>No elderly care facilities or schools are identified in the surrounding area; however, the site is adjacent to residential uses, which are considered sensitive receptors. Grading and construction of the project site could generate fugitive dust emissions from construction and grading equipment. However, these emissions are temporary and would not generate an ongoing, substantial source of emissions that could adversely affect surrounding sensitive receptors (e.g., residential uses). Implementation of standard grading and construction measures for dust control and pollution prevention (e.g., watering during grading activities, preventing "track out" onto streets, and limitations on idling time) would avoid potential impacts. In addition, the proposed residential use would not involve activities that would result in substantial pollutant concentrations during the operational phase of the project. As a result, the project would result in a less than significant impact related to exposure of sensitive receptors to substantial pollutant concentrations.</p>			X	
<p>e) Create objectionable odors affecting a substantial number of people?</p> <p>Source(s): APCD requirements, Project Design, Municipal Code.</p> <p>The project proposes the expansion of an existing mobile home park to add 16 additional spaces. Residential use is not associated with the generation of objectionable odors. In addition, no source of objectionable odors was identified in the surrounding area. As a result, impacts would be less than significant.</p>			X	
<p><b>IV. BIOLOGICAL RESOURCES.</b> Would the project:</p>				
<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p> <p>Source(s): Project Description, Existing Conditions</p> <p>The project site is 100 percent disturbed as the site has been recently used for temporary storage of construction materials and equipment. The majority of the site is bare dirt, with sparse areas of low-growing weedy species on portions of the site. Movement of construction equipment on and off of the site has kept the site clear of any new growth. Based on the disturbed nature of the project site and the lack of any sensitive habitats, the project would result in a less than significant impact to sensitive species.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p> <p>Source(s): City of Santee, General Plan, Open Space Conservation Element, City of Santee Draft Multiple Species Conservation Program (MSCP) Subarea Plan</p> <p>Refer to response IV. a) above. The site does not contain any riparian habitat or sensitive natural community. The City of Santee Draft MSCP Subarea Plan identifies the site as supporting an isolated patch of grassland; however, there is no grassland on the site. In addition, the project site is not located in the draft Santee MSCP Subarea Preserve. The project would result in a less than significant impact due to the disturbed nature of the site and the lack of riparian habitat or sensitive natural communities.</p>			X	
<p>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p> <p>Source(s): City of Santee, General Plan, Open Space Conservation Element, City of Santee Draft MSCP Subarea Plan</p> <p>No wetlands occur on-site. See response provided for IV. A) and IV. b) above.</p>			X	
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p> <p>Source(s): City of Santee, General Plan, Open Space Conservation Element, City of Santee Draft MSCP Subarea plan</p> <p>The project site is not located in proximity to any wildlife corridors identified in the City of Santee Draft MSCP Subarea Plan. The project site is surrounded by existing developed lands. As a result, the project would have a less than significant impact related to wildlife corridors and wildlife nursery sites.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>Source(s): City of Santee Draft MSCP Subarea Plan</p> <p>The City does not currently have an MSCP Preserve Planning Area or Subarea Plan. However, the project does not conflict with or prevent implementation of the City's current draft Preserve Planning Area design because the project site is not located within the Draft Subarea Preserve and is not proposed for conservation. In addition, there are no trees located on the project site.</p>				X
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?</p> <p>Source(s): City of Santee Draft MSCP Subarea Plan</p> <p>See response provided for IV. e) above.</p>				X
<b>V. CULTURAL RESOURCES.</b> Would the project:				
<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?</p> <p>Source(s): City of Santee, General Plan Conservation Element</p> <p>The site is vacant and does not contain any structures. In addition, the site has been disturbed from prior grading and storage of construction equipment and materials. Therefore, the project would not cause a substantial adverse change to a known historical resource. No impact would occur.</p>				X
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?</p> <p>Source(s): City of Santee, General Plan Conservation Element</p> <p>The project site is surrounded by developed lands and has been previously disturbed. As a result, there is a low probability for significant cultural resources. In addition, the project site is not within an area identified in the Conservation Element as an area with potential for archaeological sites. Therefore, the project would not cause a substantial adverse change to a known archeological resource. Nonetheless, in the unlikely event cultural resources are encountered during construction, the project would comply with CEQA Guidelines Section 15064.5. As a result, a less than significant impact would occur.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p> <p>Source(s): City of Santee General Plan Conservation Element, Geotechnical Investigation for Cameron Mobile Estates Expansion, prepared by Geocon Incorporated</p> <p>The site has been previously disturbed, including subsurface disturbance. The geotechnical investigation identified 2½ to 6½ feet of undocumented fill on the project site, with the site being underlain by granitic rock. There is no known paleontological or significant geologic feature located on the project site. In addition, approximately 140 cubic yards of soil excavation would be required during grading operations, which would result in a low potential for uncovering buried paleontological resources. Therefore, the project would result in a less than significant impact to paleontological or geologic resources.</p>			X	
<p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p> <p>Source(s): City of Santee General Plan Conservation Element, Municipal Code.</p> <p>See V. b) above.</p>				X
<p><b>VI. GEOLOGY AND SOILS.</b> Would the project:</p>				
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<p>i. Rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?</p> <p>Sources(s): Geotechnical Investigation for Cameron Mobile Estates Expansion, prepared by Geocon Incorporated</p> <p>The proposed project is not located within an area that has been identified as having a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As a result, the risk of rupture of the ground surface would be unlikely. The nearest known earthquake faults, Newport-Inglewood and Rose Canyon faults, are located approximately 14 miles west of the site. Therefore, the project would not expose people or structures to risk of loss injury or death involving rupture of an earthquake fault.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>ii. Strong seismic ground shaking?</p> <p>Source(s): City of Santee Municipal Code; Engineering Division; Geotechnical Investigation for Cameron Mobile Estates Expansion, prepared by Geocon Incorporated</p> <p>There are seven known active faults within a search radius of 50 miles from the property with potential to cause strong seismic ground shaking in Santee. However, as the project would be required to comply with all seismic standards of the Uniform Building Code, the impact would be less than significant.</p>			X	
<p>iii. Seismic-related ground failure, including liquefaction?</p> <p>Source(s): City of Santee, General Plan, Safety and Conservation Elements; Geotechnical Investigation for Cameron Mobile Estates Expansion, prepared by Geocon Incorporated</p> <p>The project is located in Geotechnical Hazard Zone "C3" according to the Safety Element of the General Plan. Zone C3 is classified as having a "low to moderate" potential for liquefaction. The geotechnical study prepared for the project site found that due to the dense nature of the underlying soils, the presence of granitic rock, and the absence of groundwater; the potential for liquefaction and seismically induced settlement is considered negligible. Impacts would be less than significant.</p>			X	
<p>iv. Landslides?</p> <p>Source(s): City of Santee, General Plan, Safety and Conservation Elements; City of Santee Municipal Code; Engineering Division; Geotechnical Investigation for Cameron Mobile Estates Expansion, prepared by Geocon Incorporated</p> <p>The project is located in Geotechnical Hazard Zone "C3" according to the Safety Element of the General Plan. Zone C3 is classified as "generally to marginally" susceptible to landslides. However, the project site is flat with 90 percent of the site having a 0-10 percent gradient. No landslides have been observed on the project site or in the vicinity of the project site. As a result, a less than significant impact would result.</p>			X	
<p>b) Result in substantial soil erosion or the loss of topsoil?</p> <p>Source(s): City of Santee Municipal Code, Engineering Division</p> <p>The project site is flat which limits the potential for substantial soil erosion. In addition, the project would include landscaping for both long-term erosion control and aesthetic purposes. The project is required to comply with the Sections 15.58.140 (Erosion Control Plans) of the City of Santee Municipal Code. Due to these factors, it has been found that the project would not result in unprotected erodible soils or significantly increased erosion potential.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p> <p>Source(s): City of Santee, General Plan, Safety and Conservation Elements; Geotechnical Investigation for Cameron Mobile Estates Expansion, prepared by Geocon Incorporated</p> <p>The geotechnical study prepared for the project site found that the underlying soils are dense and are underlain by granitic rock. In addition, there is an absence of shallow groundwater. These site characteristics represent stable site geology that would not be subject to landslide, lateral spreading, subsidence, liquefaction, or collapse. See also VI. a) iii above. As a result, impacts would be less than significant.</p>			X	
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the current Uniform Building Code, creating substantial risks to life or property?</p> <p>Source(s): Geotechnical Investigation for Cameron Mobile Estates Expansion, prepared by Geocon Incorporated</p> <p>The project is located in Geotechnical Hazard Zone "C3" according to the Seismic Safety Element of the General Plan. Zone C3 is classified as having a variable potential for soil expansion. The project geotechnical study found that soils on-site are considered non-expansive as defined by the California Building Code. As a result, the impact would be less than significant.</p>			X	
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p> <p>Source(s): Public Service Availability Forms from Padre Dam Municipal Water District</p> <p>The proposed project is served by public water and sewer. No impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><b>VII. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:</p>				
<p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p> <p>Source(s): Project Description</p> <p>The proposed project would involve standard grading and construction activities which require temporary use of fuels and other hazardous materials. Future residential use would involve the routine use of household hazardous materials (e.g., cleaners, pesticides, etc.). However, such materials are ubiquitous and would be handled according to manufacturer labeling and applicable regulations. As a result, a less than significant hazard to the public or environment would result from the project.</p>			X	
<p>b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p> <p>Source(s): Project Description</p> <p>The project does not involve a use that would result in foreseeable upset and accident conditions from the release of hazardous materials into the environment. The proposed residential use would be associated with the routine use of household hazardous materials. See also response provided for VII. a) above.</p>			X	
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p> <p>Source(s): Santee School District website</p> <p>The project site is not located within one-quarter mile of an existing or proposed school. As a result, no impact would occur.</p>				X
<p>d) Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p> <p>Source(s): California Department of Toxic Substances Control, EnviroStor Database; San Diego County Department of Environmental Health Environmental Assessment Listing</p> <p>The project site is not identified on the California Department of Toxic Substances Control, Hazardous Waste and Substances Site List compiled pursuant to Government Code Section 65962.5. The site is also not listed in the San Diego County Department of Environmental Health list of hazardous material sites. As a result, no impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No impact
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p> <p>Source(s): Gillespie Field Airport Land Use Compatibility Plan (ALUCP); San Diego County Regional Airport Authority, Airport Land Use Commission Consistency Determination dated November 26, 2014</p> <p>The proposed project is located within Safety Zone 3 of the Gillespie Field Airport. An Application for Determination of Consistency was submitted to the Airport Land Use Commission (ALUC). The ALUC determined that the project would be "conditionally consistent" with the Gillespie Field ALUCP based on the following facts and findings:</p> <ol style="list-style-type: none"> <li>1) The proposed project involves the installation of 16 manufactured housing units on vacant property.</li> <li>2) The proposed project is located outside the 60 decibel community noise equivalent level (dB CNEL) noise contour.</li> <li>3) The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.</li> <li>4) The proposed project is located within Safety Zone 3 and proposes 35 percent lot coverage, less than the maximum lot coverage of 60 percent allowed for residential uses within Safety Zone 3.</li> <li>5) The project is located within the overflight notification area, which requires recordation of an overflight notification with the County Recorder for new residential land uses or other alternative notification method as approved by the ALUC. As a condition of project approval, an overflight notification shall be recorded with the County Recorder.</li> </ol> <p>As a result, the project would be considered compatible with the Gillespie Field ALUCP and the project would not result in a safety hazard for people residing or working in the project area.</p>			X	
<p>f) For a project in the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p> <p>Source(s): City of Santee, General Plan, Safety Element</p> <p>There is no private airstrip in the City of Santee. No impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant impact	No Impact
<p>g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?</p> <p>Source(s): City of Santee, General Plan Safety Element; City of Santee, Emergency Operations Plan; and Fire Department.</p> <p>The proposed project includes provision for emergency response access; therefore, the project would not impair implementation of, or physically interfere with emergency response.</p>			X	
<p>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p> <p>Source(s): General Plan, Safety and Conservation Elements; Santee Municipal Code-Urban Wildland Interface, Santee Fire Department.</p> <p>The proposed project is located within an urbanized area and is not within or adjacent to a California Department of Forestry State Responsibility Area for Wildland fire protection. Project Design elements are required to conform to City Code for wildland fire protection. As a result, impacts would be less than significant.</p>			X	
<p><b>VIII. HYDROLOGY AND WATER QUALITY.</b> Would the project:</p>				
<p>a) Violate any water quality standards or waste discharge requirements?</p> <p>Source(s): General Plan, Conservation Element; Regional Water Quality Control Board Basin Plan; Storm Water Management Plan dated August 29, 2014 prepared by KARN Engineering and Surveying, Inc.</p> <p>The project is located in the San Diego Watershed, Hydrologic Unit Basin Number 907.12. The site drains to the San Diego River which is impaired from sediments, nutrients, trash and debris, oxygen-demanding substances, oil and grease, bacteria and viruses, and pesticides. The project is associated with potential pollutants including sediments, nutrients, trash and debris, oxygen-demanding substances, oil and grease, bacteria and viruses, and pesticides.</p> <p>According to the San Diego Basin Plan, the beneficial uses of the San Diego River include use of water for industrial purposes, both contact and non-contact recreational uses, and for habitat purposes including warm freshwater habitat, wildlife habitat, and habitat for rare, threatened or endangered species. A potential beneficial use is municipal use.</p> <p>The project would not adversely affect any beneficial uses of the San Diego River because the project would treat storm water on-site to ensure pollutants do not adversely affect receiving waters. The project proposes bio-retention swales to treat both street and residential runoff.</p> <p>The proposed project does not indicate significant potential sources of chemicals or compounds which would contaminate surface water sources so as to decrease the quality of surface water to below standards as established by the San Diego Regional Water Quality</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>Control Board's Basin Plan, Surface Water Quality Objectives. With incorporation of the proposed bioretention swales detailed in the project Storm Water Management Plan, project operations would result in less than significant impacts to water quality.</p> <p>In addition, the proposed project would incorporate construction and post-construction best management practices (BMPs) in compliance with the City's Standard Urban Storm Water Mitigation Plan. For example, BMPs employed during the construction phase would include fiber rolls, street sweeping and vacuuming, and storm drain inlet protection. With implementation of the BMPs outlined in the project's Storm Water Management Plan, impacts would be less than significant. In addition, the project will be required to obtain a general storm water construction permit from the Regional Board which will require preparation of a Storm Water Pollution Prevention Plan (SWPPP).</p>				
<p>b) Substantially degrade the quality of, or deplete supplies of groundwater resources or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?</p> <p>Source(s): City of Santee, General Plan, Conservation Element; Storm Water Management Plan dated August 29, 2014 prepared by KARN Engineering and Surveying, Inc.</p> <p>The project would obtain its water supply from the Padre Dam Municipal Water District and would not use groundwater supply for any purpose. In addition, approximately 0.75 acre of the 2.27-acre site would be pervious after development of the site, allowing infiltration for groundwater recharge. The addition of 1.52 acres of impervious surfaces would not interfere substantially with groundwater recharge.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on-or off-site?</p> <p>Source(s): Storm Water Management Plan prepared by KARN Engineering and Surveying, Inc.; Drainage Study for Cameron Mobile Estates prepared by KARN Engineering.</p> <p>Existing site runoff flows in a southwesterly direction towards Railroad Avenue. The existing soils have low permeability. The project would involve importation of soil to raise the elevation of building areas. On-site drainage would be directed into proposed bio-retention swales adjacent to proposed internal streets. The project would not substantially alter the drainage pattern of the site or the surrounding area because all flows would be managed on-site to meet hydromodification requirements. There are no streams or rivers on-site or in the surrounding area. With implementation of the proposed BMPs, including bio-retention swales and proposed landscaping, the project would not result in substantial erosion or siltation on- or off-site. As a result, impacts would be less than significant.</p>			X	
<p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate of amount of surface runoff in a manner which would result in flooding on-or off-site?</p> <p>Source(s): Same as VIII. d) above.</p> <p>The project would not substantially alter the existing drainage pattern as discussed in response to VIII. d). As a result, the project would result in a less than significant impact related to runoff rates and flooding hazards.</p>			X	
<p>e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p> <p>Source(s): Storm Water Management Plan prepared by KARN Engineering and Surveying, Inc.; Drainage Study for Cameron Mobile Estates prepared by KARN Engineering</p> <p>See response to VIII. a), c), and d) above.</p>			X	
<p>f) Otherwise substantially degrade water quality?</p> <p>Source(s): Storm Water Management Plan prepared by KARN Engineering and Surveying, Inc.; Drainage Study for Cameron Mobile Estates prepared by KARN Engineering</p> <p>The project would incorporate BMPs to prevent polluted storm water runoff in accordance with the Storm Water Management and Discharge Control Ordinance. See also response to VIII. c) above. As a result, impacts would be less than significant.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>g) Place housing within a 100-year flood hazard area as a mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p> <p>Source(s): City of Santee, General Plan, Safety Element</p> <p>The project is not located within the 100-year floodplain or dam break inundation areas as delineated in the City of Santee Safety Element.</p>				X
<p>h) Place, within a 100-year flood hazard area, structures which would impede or redirect flood flows?</p> <p>Source(s): City of Santee, General Plan, Safety Element</p> <p>The proposed expansion of the mobile home park would be located outside of a 100-year flood hazard area. As a result, the project would not have the potential to impede or redirect flows and no impact would occur.</p>				X
<p>i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</p> <p>Source(s): City of Santee, General Plan, Safety Element</p> <p>See response to VIII. h) &amp; i) above.</p>				X
<p>j) Inundation by seiche, tsunami, or mudflow?</p> <p>Source(s): Geotechnical Investigation for Cameron Mobile Estates Expansion, prepared by Geocon Incorporated</p> <p>The proposed project is located 17 miles inland from the coast, at approximately 370 feet mean sea level (MSL). The risk of tsunami is negligible due to the distance from the ocean and high elevation. There would be no risk from a seiche as the site is not located near a body of water. The project would not be at risk for mudflow because the site is generally flat and underlain by granitic rock and surrounded by urbanization. No impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><b>IX. LAND USE AND PLANNING.</b> Would the project:</p>				
<p>a) Physically divide an established community?</p> <p>Source(s): City of Santee, General Plan, Land Use Element</p> <p>The proposed project is an infill residential project that would expand an existing mobile home park. The project is consistent with the General Plan Land Use Designation. Thus, the project would not physically divide an established community. No impact would occur.</p>				X
<p>b) Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; Zoning Ordinance</p> <p>The proposed project is consistent with the existing land use designated in the General Plan. The project includes a Rezone to add the Mobile Home Park Overlay which allows for increased density to accommodate mobile home park design. In addition, the project is subject to approval of a Major Revision to the Conditional Use Permit for the original Cameron Mobile Estates project. The project would not conflict with any plan, policy or regulation adopted for the purpose of mitigating an environmental effect. No impact would occur.</p>				X
<p>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; City of Santee Draft MSCP Subarea Plan</p> <p>The City does not currently have an approved habitat conservation plan or natural community conservation plan. However, the project does not conflict with or prevent implementation of the City's current draft MSCP Preserve Planning Area design because the project site is not located within the Draft Subarea Preserve and is not proposed for conservation.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>X. MINERAL RESOURCES.</b> Would the project:				
<p>a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?</p> <p>Source(s): City of Santee General Plan, Conservation Element</p> <p>In Santee, the areas with potential mineral resources are located primarily along the floodplain of the San Diego River and on hills underlain by granitic rocks. The proposed project is not located within an area of known mineral resources. In addition, the small parcel size and existing development in the surrounding area would limit the viability of mineral resource extraction. No impact would occur.</p>				X
<p>b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</p> <p>Source(s): City of Santee General Plan, Conservation Element</p> <p>See response to X. a) above.</p>				X
<b>XI. NOISE.</b> Would the project result in:				
<p>a) Exposure of persons to or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p> <p>Source(s): General Plan, Noise Element</p> <p>The Noise Element of the General Plan requires that exterior noise levels for noise sensitive areas not exceed 65 A-weighted decibels average noise level [dB(A) L<sub>dn</sub>]. Figure 7-1 of the Noise Element identifies the project site as outside of the existing 60 L<sub>dn</sub> roadway and freeway noise contours for Mission Gorge Road and Magnolia Avenue. In addition, the project site also falls outside of the future 60 L<sub>dn</sub> noise level contours identified in Figure 7-2 of the Noise Element. As no other noise-generating sources have been identified in the surrounding area, and the proposed residential use would not generate significant noise levels, the project would not expose people to noise levels in excess of the established standards.</p>			X	
<p>b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?</p> <p>Source(s): General Plan, Noise Element; Santee Municipal Code.</p> <p>As a proposed residential use requiring minimal construction activities, the project would not create significant ground borne vibration or ground borne noise and no uses have been identified in the area that produce such noise impacts. Mobile homes are pre-fabricated off-site which will limit the amount of noise and vibration producing construction equipment required on-site. In addition, minimal grading is proposed. As a result, a less than significant impact would occur.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) A substantial <u>permanent</u> increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Source(s): General Plan, Noise Element</p> <p>The proposed residential use is anticipated to have noise characteristics consistent with the General Plan Noise Element Land Use Compatibility Guide (Figure 7-3) for residential use which identifies up to 65 L<sub>dn</sub> as normally acceptable. The addition of 16 mobile home units would not result in a substantial increase in the existing ambient noise for the residential neighborhoods in the vicinity of the project because residential use is not associated with substantial noise generation. In addition, the vehicle trips added to surrounding roadways would be minimal and would not result in a perceptible change in traffic noise. As a result, the project would not result in a permanent increase in ambient noise levels in the project vicinity and impacts would be less than significant.</p>			X	
<p>d) A substantial <u>temporary</u> or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Source(s): General Plan, Noise Element; Santee Municipal Code (Chapter 8.12)</p> <p>Ambient noise levels in the project vicinity may increase for a temporary period due to construction activity. Temporary construction activity noise is allowed pursuant to the operational limitations established in the Municipal Code for the protection of public health, safety, and welfare of sensitive receptors. Construction activities would likely require operation of the following construction equipment: 1 paver, 1 roller, 1 paving equipment, 1 grader, 1 loader, and 1 backhoe. Noise from construction equipment is required to comply with Section 8.12.290 of the Santee Municipal Code which prohibits noise levels in excess of 75 decibels for more than 8 hours during any 24-hour period when measured at or within the property lines of any property which is developed and used either in part or in whole for residential purposes. Typical noise levels from a piece of construction equipment would be approximately 81dB(A) L<sub>eq</sub> at 50 feet (FTA 2006). Assuming that the acoustic center of construction activities is the center of the project site, noise levels at the closest residential use (mobile homes to the southeast) 100 feet from the center of construction activity would be 75 dB(A) L<sub>eq</sub>. With Municipal Code compliance, impacts associated with temporary noise would be less than significant.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project <u>expose</u> people residing or working in the project area to excessive noise levels?</p> <p>Source(s): City of Santee General Plan, Safety Element, Gillespie Field Airport Land Use Compatibility Plan; San Diego County Regional Airport Authority, Airport Land Use Commission Consistency Determination dated November 26, 2014</p> <p>The proposed project is located within Safety Zone 3 of the Gillespie Field Airport. An Application for Determination of Consistency was submitted to the ALUC. The ALUC Consistency Determination found that the proposed project is located outside the 60 dB CNEL noise contour and would be "conditionally consistent" with the Gillespie ALUCP. As a result, the project would not expose people to excessive noise levels from airport noise.</p>			X	
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p> <p>Source(s): General Plan</p> <p>There are no private airstrips within City Limits. No impact would occur.</p>				X
<p><b>XII. POPULATION AND HOUSING.</b> Would the project:</p>				
<p>a) Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p> <p>Source(s): Project Description</p> <p>The proposed project is a residential infill development consistent with growth identified in the General Plan that would use existing facilities in an area where public services and infrastructure are available. Therefore, the project would not induce substantial growth of the area.</p>			X	
<p>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</p> <p>Source(s): Project Description</p> <p>The site is currently vacant and no homes would be displaced. As a result, no impact would occur.</p>				X
<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p> <p>Source(s): Project Description</p> <p>The site is currently vacant and no housing or people would be displaced. As a result, no impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XIII. PUBLIC SERVICES.</b> Would the project:				
<p>a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
<p>i. Fire protection?</p> <p>Source(s): City of Santee, General Plan, Safety Element; Fire Department</p> <p>Existing fire services are available to serve the proposed project and no new facilities would be needed. As a result, impacts would be less than significant.</p>			X	
<p>ii. Police protection?</p> <p>Source(s): City of Santee General Plan, Safety Element; Sheriff Department</p> <p>Existing police protection is adequate to serve the project. The project would not necessitate the need for any new police facilities. As a result, impacts would be less than significant.</p>			X	
<p>iii. Schools?</p> <p>Source(s): City of Santee General Plan, Safety Element; Santee School District</p> <p>School fees for the project would be determined by the appropriate school district and would be paid prior to the issuance of building permits. Due to the small size of the project, it would not necessitate the construction of new school facilities. As a result, impacts would be less than significant.</p>			X	
<p>iv. Parks?</p> <p>Source(s): City of Santee Parks and Recreation Facilities Master Plan; Municipal Code</p> <p>The project would not adversely affect existing City park facilities or create the need for new park facilities as existing park facilities can accommodate the recreational needs of residents from the additional 16 mobile home units. As a result, the project would not necessitate the need for construction of new parks.</p>			X	
<p>v. Other public facilities?</p> <p>Source(s): City of Santee, General Plan, Safety Element</p> <p>All public facilities are available to serve the proposed project. As a result, impacts would be less than significant.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XIV. RECREATION.</b> Would the project:				
<p>a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p> <p>Source(s): City of Santee Municipal Code</p> <p>The project would not adversely affect existing City park facilities or create the need for new park facilities as existing park facilities can accommodate the recreational needs of the additional 16 mobile home units. In addition, the project would be responsible for paying all development impact fees, including park in-lieu fees, at the time of grading plan approval. As a result, the project would not necessitate the need for construction of new parks and would not result in a substantial physical deterioration of existing parks. As a result, a less than significant impact would occur.</p>			X	
<p>b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?</p> <p>Source(s): Project Description</p> <p>No recreational facilities are required or proposed as part of the project. As a result, no impact would occur from the construction or expansion of recreational facilities.</p>				X
<b>XV. TRANSPORTATION/TRAFFIC.</b> Would the project:				
<p>a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p> <p>Source(s): Project Description; San Diego Association of Governments (SANDAG), (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002; City of Santee Circulation Element Update Existing Conditions Report, June 27, 2014; Traffic Impact Analysis for Magnolia Avenue Retail, March 25, 2014.</p> <p>According to the SANDAG Guide to Vehicle Trip Generation Rates, a mobile home land use is estimated to generate 5 trips per unit. Therefore, the addition of 16 mobile home units would generate 80 average daily traffic (ADT). Vehicles would access the project site from the existing entrances to Cameron Mobile Estates from Magnolia Avenue. The main access to the mobile home park is via a signalized access point at Alexander Way and Magnolia Avenue. An additional access point at Sharlene Lane is available at the southern boundary of the mobile home park. Ingress via Sharlene Lane is available only for southbound travelers on Magnolia Avenue. Egress from the mobile home park via Sharlene Lane is right-turn only onto Magnolia Avenue.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>Magnolia Avenue, bordering the project site, is a Prime Arterial with six travel lanes in the City's Circulation Element Plan. According to the City of Santee Circulation Element Existing Conditions Report, this segment of Magnolia Avenue currently operates at a LOS B, with 27,700 ADT. The roadway can accommodate a capacity of up to 60,000 ADT before LOS E is triggered. All roadways in the surrounding area operate at an acceptable LOS with remaining roadway capacity; including Mission Gorge Road, Woodside Avenue, and other proximate segments of Magnolia Avenue. Similarly, surrounding signalized intersections operate at acceptable LOS with remaining capacity, including the signals at Magnolia Avenue/Mission Gorge Avenue, Magnolia Avenue/State Route 52 Westbound On-Ramp/State Route 67 Southbound On-Ramp, and Magnolia Avenue/State Route 52 Eastbound Off-Ramp. Based on the existing remaining capacity of the roadways and intersections in the area and the small volume of trips that would be added to area roadways and intersections (80 ADT), the project would result in a less than significant impact in relation to the existing traffic load and capacity of the street system.</p> <p>In addition, a significant cumulative impact to area roadways and intersections would not occur based on a cumulative analysis completed for the Cameron Commercial Center project (Kimley-Horn and Associates 2014) which is a proposed project located adjacent to Cameron Mobile Estates. The analysis calculated a traffic volume linear growth between existing and Horizon Year conditions for each roadway segment and intersection movement to account for identified cumulative projects and others not yet identified by the City of Santee which could be constructed before the Cameron Commercial Center project. The analysis found that a significant cumulative impact to roadways and intersections would not occur. As the proposed project trips are accounted for in the linear growth assumptions used in the Kimley-Horn Traffic Study and the cumulative study area would be the same for both projects, the proposed project would also have a less than significant cumulative impact.</p>				
<p>b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p> <p>Source(s): Same as XV. a)</p> <p>See response to XV. a) above.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p> <p>Source(s): Gillespie Field ALUCP</p> <p>The project would not result in a change in air traffic patterns because the ALUC found the project would be "conditionally consistent" with the Gillespie Field ALUCP. The project would add residential use in an already developed area that would not have the potential to result in safety risks for airport operations. Refer to VII. e) above.</p>			X	
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> <p>Source(s): Project Description</p> <p>The project includes the expansion of the existing Cameron Mobile Estates to add 16 mobile home spaces. Access to the project site would be via existing access roads and no new design features or incompatible uses would be introduced. As a result, impacts would be less than significant.</p>			X	
<p>e) Result in inadequate emergency access?</p> <p>Source(s): Project design; Santee Fire Department.</p> <p>See response to XV.d above. The existing access to Cameron Mobile Estates would not be altered by this project. The site provides two access points from Magnolia Avenue. Existing access is adequate to serve the additional 16 mobile homes.</p>			X	
<p>f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p> <p>Source(s): City of Santee General Plan, Circulation and Safety Elements, Metropolitan Transit System</p> <p>The existing roadways provide pedestrian opportunities and access to public transit along Magnolia Avenue. Magnolia Avenue has sidewalks on both sides, allowing for pedestrian access to nearby amenities. The project would not conflict with any adopted policies supporting alternative transportation.</p>				X
<p><b>XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:</b></p>				
<p>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p> <p>Source(s): City of Santee, General Plan, Conservation Element; Public Facility Availability Forms</p> <p>Public facilities for sewer are available to serve the site. Wastewater treatment would be provided by the Padre Dam Municipal Water District.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>Source(s): City of Santee General Plan, Conservation Element; Public Facility Availability Forms</p> <p>The Padre Dam Municipal Water District has indicated in Public Facility Availability Forms that facilities for water and sewer are available to serve the proposed project. No impact would occur.</p>				X
<p>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>Source(s): Drainage Study for Cameron Mobile Estates prepared by KARN Engineering</p> <p>The project would use the existing on-site drainage facilities and no expansion is anticipated with the project. On-site drainage would be directed into proposed bio-retention swales adjacent to proposed internal streets. An existing drainage culvert located on the southerly boundary of the project site would not be modified. As a result, the impact would be less than significant.</p>			X	
<p>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p> <p>Source(s): Public Facility Availability Forms</p> <p>The Padre Dam Municipal Water District has provided a Public Facility Availability Form indicating adequate water supplies are available to serve the project. Therefore, no new entitlements or resources are needed and impacts would be less than significant.</p>			X	
<p>e) Result in the determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve project's projected demand in addition to the provider's existing commitments?</p> <p>Source(s): Public Facility Availability Forms</p> <p>The Padre Dam Municipal Water District has provided a Public Facility Availability Form indicating that facilities are available to serve the project. Therefore, impacts would be less than significant.</p>			X	
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p> <p>Source(s): County of San Diego Countywide Five-Year Review Report of the Countywide Integrated Waste Management Plan, September 2012</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>Solid waste generated in Santee is deposited in landfills throughout the County. According to the September 2012, County of San Diego Countywide Five-Year Review Report of the Countywide Integrated Waste Management Plan, San Diego County landfills have remaining capacity for the next 17 years. Otay Landfill has a closure date of 2028, Miramar Landfill has a closure date of 2022, and Sycamore Landfill's permitted capacity will expand three times over the course of 18 years, up to 11,450 tons per day. As a result, the project would be served by landfill(s) with sufficient permitted capacity and impacts would be less than significant.</p>				
<p>g) Comply with federal, state and local statutes and regulations related to solid waste?</p> <p>Source(s): Santee Municipal Code; Project Design.</p> <p>Santee's Solid Waste Ordinance # 339-A follows State regulations for solid waste and recycling. The project would comply with all applicable regulations related to solid waste. No impact would occur.</p>				X
<p><b>XVII. CLIMATE CHANGE:</b> Would implementation of the Project:</p>				
<p>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p> <p>Source(s): City of Santee General Plan Conservation Element; CEQA &amp; Climate Change White Paper prepared by the California Air Pollution Control Officers Association (CAPCOA), January 2008</p> <p>The California Climate Solutions Act of 2006 (Assembly Bill 32) expressed the view that global warming is generally the result of greenhouse gases (GHG) caused by carbon monoxide (CO<sub>2</sub>) emissions. The CO<sub>2</sub> emissions stem primarily from the burning of fossil fuels such as vehicle emissions or increased energy consumption. Although thresholds of determining the significance of climate change impacts have not been developed by the California Air Resources Board (ARB), the State has established a goal to reduce CO<sub>2</sub> emissions to the 1990 level by the year 2020.</p> <p>The CAPCOA white paper titled "CEQA &amp; Climate Change" provides an interim threshold of 900 metric tons of CO<sub>2</sub> equivalent (MTCO<sub>2</sub>E) as a screening criterion to determine whether a project should be required to prepare a GHG analysis. The white paper indicates that residential projects with less than 50 units would typically not exceed the 900 metric ton screening criteria. As the proposed project would add 16 mobile home units, it would fall below the criteria for necessitating further analysis of climate change. Additionally, GHG emissions due to the project were calculated using CalEEMod. It was calculated that construction and operation of the project would result in a total of 159 MTCO<sub>2</sub>E (Attachment 1), less than the applicable threshold. As a result, the project would result in a less than significant climate change impact.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?</p> <p>Source(s): Same as XVII.a above</p> <p>The project would not conflict with any applicable plan, policy or regulation addressing greenhouse gas emissions. See response provided for XVII.a above.</p>			X	
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> <p>No significant impacts were identified that would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.</p>			X	
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulative considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p> <p>Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in Sections I through XVII of this form. In addition to evaluation of potential project specific effects, this evaluation considered the project's potential for incremental effects that may be cumulatively considerable when viewed in connection with the effects of past, current, or probable future projects in the area. Other future projects in the area include the proposed Cameron Commercial Center located adjacent to the project site. Refer to response III.c) for details about the timing of the Cameron Commercial Center in relation to the proposed project. As both projects would be required to comply with applicable regulation and would not result in any significant, unavoidable impacts, these projects together were not found to represent a significant cumulative impact for any subject area. Applicable regulatory requirements addressing noise levels and air emissions during construction would ensure a cumulative impact would not occur. Furthermore, as no significant impacts were identified as a result of the project, there would be no potential for the project to result in a cumulatively considerable impact. The project's contribution to cumulative impacts would be less than significant.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> <p>The proposed project as designed adequately addresses public health and safety objectives identified in the General Plan and Municipal Code. No significant impact was identified that could result in an adverse impact to human beings. Therefore, the proposed project would result in a less than significant effect on human beings either directly or indirectly.</p>			X	

## Attachments

Attachment 1: CalEEMod Outputs

## Checklist References

1. Project documents – including all plans, documents, departmental comments and information contained in the files for Major Revision #3 to Conditional Use Permit P68-11
2. California Department of Toxic Substances Control, EnviroStor Database
3. California Air Pollution Control Officers Association (CAPCOA), "CEQA & Climate Change White Paper", January 2008
4. City of Santee Circulation Element Update Existing Conditions Report, June 27, 2014
5. City of Santee General Plan adopted 2003
6. City of Santee Zoning Ordinance
7. City of Santee Parks and Recreation Facilities Master Plan, April 1990
8. City of Santee Draft Multiple Species Conservation Subarea Plan
9. County of San Diego, Air Pollution Control District, [http://www.sdapcd.org/rules/current\\_rules.html](http://www.sdapcd.org/rules/current_rules.html), Accessed January 26, 2015.
10. County of San Diego, Department of Environmental Health Environmental Assessment Listing
11. County of San Diego, Countywide Five-Year Review Report of the Countywide Integrated Waste Management Plan, September 2012.
12. Federal Register, Revisions to the General Conformity Regulations, Final rule, 75 FR 17253, pages 17253 - 17279, July 6, 2010. Document number EPA-HQ-OAR-2006-0669 FRL-9131-7.
13. Federal Transit Administration, Transit Noise and Vibration Impact Assessment. Washington, DC. May. 2006.
14. Gillespie Field Airport Land Use Compatibility Plan (ALUCP)
15. Geotechnical Investigation for Cameron Mobile Estates Expansion, prepared by Geocon Incorporated
16. KARN Engineering, Drainage Study for Cameron Mobile Estates, August 29, 2014
17. KARN Engineering, Storm Water Management Plan, August 29, 2014
18. Kimley-Horn and Associates, Traffic Impact Analysis for Magnolia Avenue Retail, March 26, 2014
19. SANDAG, (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002
20. San Diego Regional Water Quality Control Board Basin Plan
21. Santee School District Website; <http://www.santeesd.net/>
22. South Coast Air Quality Management District (SCAQMD), Final Methodology to Calculate Particulate Matter (PM) 2.5 and PM 2.5 Significance Thresholds. October 2006.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA AMENDING THE ZONE DISTRICT MAP R2014-1 TO ESTABLISH THE  
MHP MOBILE HOME PARK OVERLAY FOR A 2.27 ACRE PROPERTY IDENTIFIED  
AS  
ASSESSOR PARCEL NUMBER 384-280-16**

**(RELATED CASE FILES: MJR2014-1)**

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**WHEREAS**, on December 11, 2013, the City Council authorized staff to consider a Rezone to establish the MHP Mobile Home Park Overlay for a 2.27-acre parcel in connection with the construction of 16 mobile home spaces to expand the existing Cameron Mobile Estates located at 8712 Magnolia Avenue; and

**WHEREAS**, in accordance with Public Utilities Code Section 21670, the project was reviewed by the San Diego County Regional Airport Authority that found the proposed project conditionally consistent by Airport Authority Board Resolution No. 2014-0022 on November 6, 2014 and the single condition for overflight notification is made a part of the project approval; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act ("CEQA"), an Initial Study was conducted for the project that determined that all environmental impacts of the project would be less than significant and a Negative Declaration was prepared and advertised for public review from February 12, 2015 to March 16, 2015; and

**WHEREAS**, on April 22, 2015, the City Council held a duly advertised public hearing on Zone Reclassification R2014-1 and Major Revision MJR2014-1. The City adopted Resolution No. \_\_\_\_\_ making certain findings under CEQA and approving the Initial Study/Negative Declaration and the project; and

**WHEREAS**, the City Council considered the Staff Report, the Initial Study/Negative Declaration, all recommendations by staff, and public testimony.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

**SECTION 1:** Zone Reclassification R2014-1 will not result in a significant adverse impact upon the environment under CEQA pursuant to the findings made in Resolution No. \_\_\_\_\_.

**SECTION 2:** The request to change the zoning classification for a 2.27 acre parcel legally identified as Parcel 2 of Parcel Map 19521 (Assessor's Parcel Number 384-280-16) currently designated GC/R2 (General Commercial/Low Density Residential) as depicted in Exhibit A to establish the MHP Mobile Home Park Overlay as depicted in Exhibit B attached hereto and incorporated herein, is consistent with, and furthers the goals and objectives of the General Plan by 1) promoting housing in proximity to

**ORDINANCE NO. \_\_\_\_\_**

services, public transit and employment consistent with Land Use Element objectives that promote a wide range of housing types (Objective 2.0) and Policy 2.2 which encourages the development of higher density residential developments in areas close to the multi-modal transit station and along major road corridors where transit and other convenient services are available; and 2) allowing residential densities that are affordable to lower income households consistent with Housing Element objectives that include the provision of adequate housing sites and a wide range of housing types to meet all economic segments of the community (Housing Element Objectives 3.0 and 5.0).

**SECTION 3:** The request to change the zoning classification for a 2.27 acre parcel to establish the MHP Mobile Home Park Overlay as depicted in Exhibit B attached hereto and incorporated herein, is consistent with, and furthers the goals and objectives of the Zoning Ordinance Sections 17.22.030.A and 17.22.030.B because: 1) the mobile home park overlay district is intended to establish regulations for the development, maintenance, and conversion of mobile home parks within the City of Santee; and 2) the mobile home park overlay district may be applied in combination with any other residential district pursuant to Chapter 17.04.060.

**SECTION 4:** The Zoning District Map is hereby amended to establish the MHP Mobile Home Park Overlay zone classification as depicted in Exhibit B attached hereto and incorporated herein.

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee, California, on the 13th day of May, 2015, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 27<sup>th</sup> day of May, 2015, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

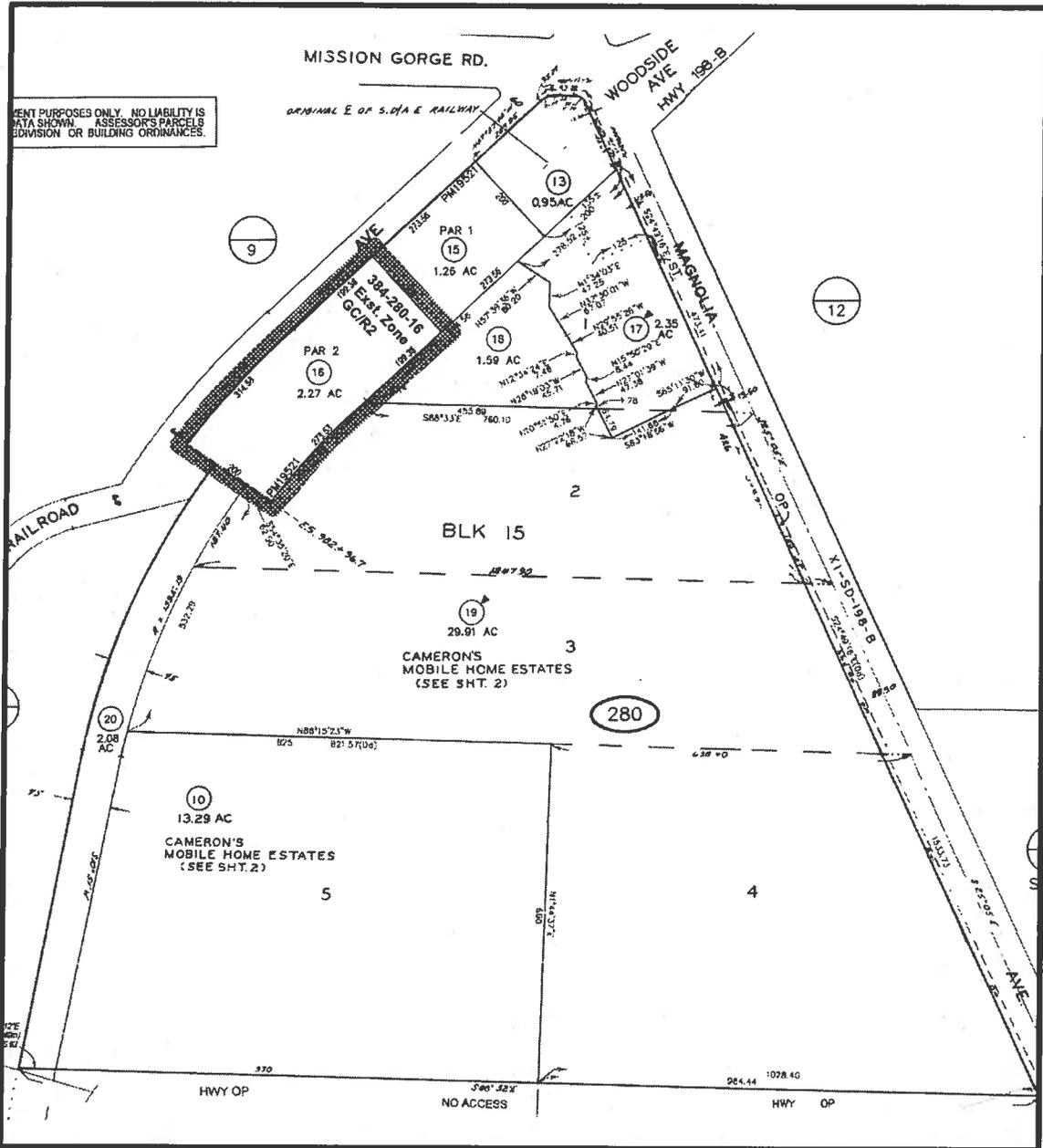
**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, INTERIM CITY CLERK**

**ATTACHMENTS**

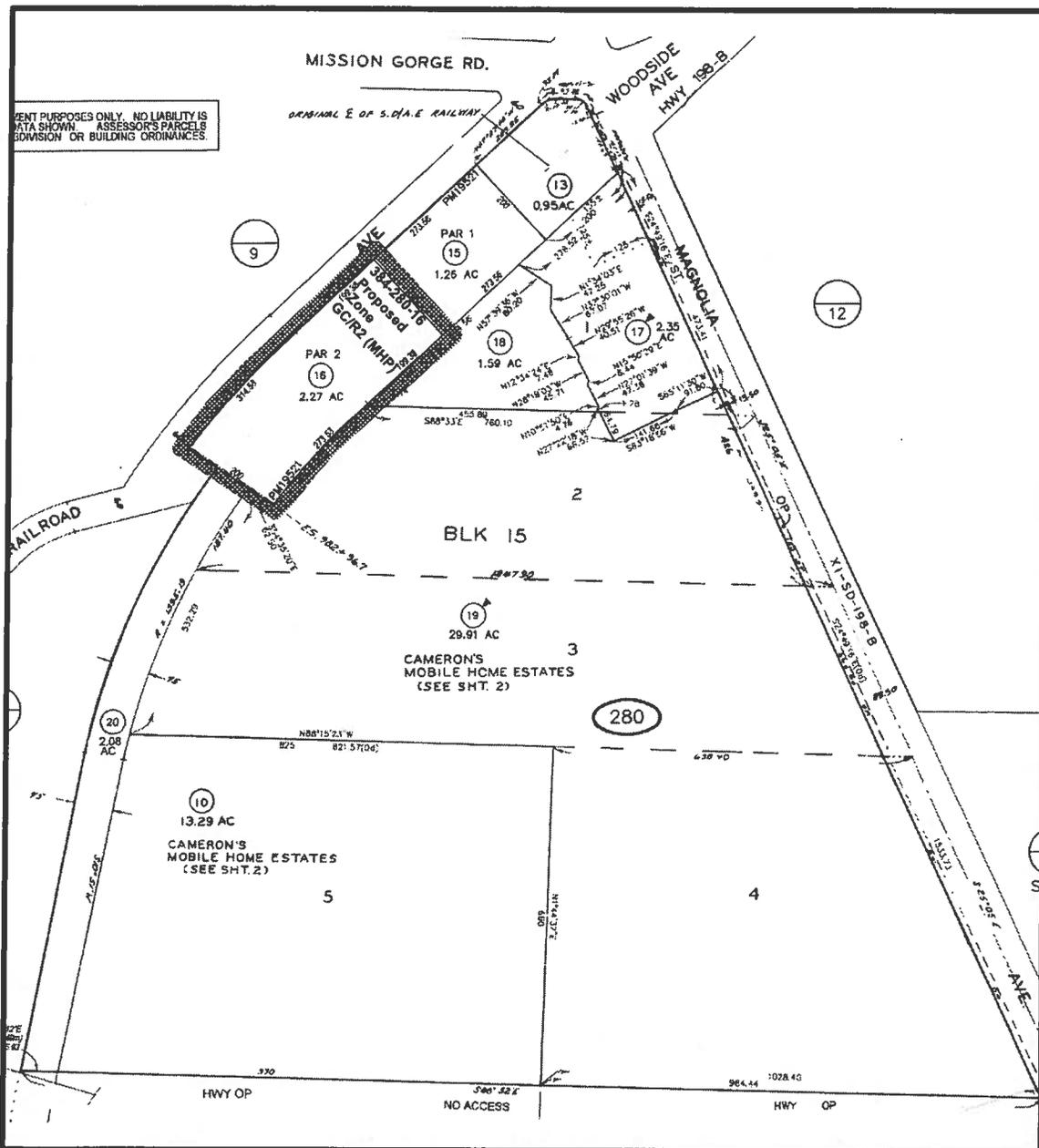
- Exhibit A – Existing Zone District
- Exhibit B – Proposed Zone Reclassification

ORDINANCE NO. \_\_\_\_\_



**Exhibit A** (Rezone: R2014-1)  
Existing Zoning District: GC/R2  
Assessor Parcel: 384-280-16  
Area: 2.27 acres  
Legal: Parcel 2 of Parcel Map 19521

ORDINANCE NO. \_\_\_\_\_



**Exhibit B** (Rezone: R2014-1)  
Proposed Zone Reclassification: GC/R2 – MHP (Mobile Home Park Overlay)  
Assessor Parcel: 384-280-16  
Area: 2.27 acres  
Legal: Parcel 2 of Parcel Map 19521

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, APPROVING NEGATIVE DECLARATION (AEIS14-09) PURSUANT  
TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING THE  
APPLICATION OF CAMERON BROTHERS CONSTRUCTION CO., L.P.  
FOR A MAJOR REVISION MJR2014-1 TO  
ADD 16 NEW MOBILE HOME SPACES ON A 2.27-ACRE PARCEL ADJOINING  
THE CAMERON MOBILE ESTATES MOBILE HOME PARK  
APN: 384-280-16**

**(RELATED CASE FILES: R2014-1)**

**WHEREAS**, on December 30, 1968 the County of San Diego granted a Special Use Permit (P68-11) for the Cameron Mobile Estates 335 space mobile home park; and

**WHEREAS**, on September 3, 2014, Cameron Brothers Construction Co., L.P. submitted a complete application for Major Revision MJR2014-1 for the expansion of the Cameron Mobile Estates to add 16 new dwelling units on a 2.27-acre parcel abutting the mobile home park along Railroad Avenue; and

**WHEREAS**, in accordance with Public Utilities Code Section 21670, the project was reviewed by the San Diego County Regional Airport Authority that found the proposed project conditionally consistent by Airport Authority Board Resolution No. 2014-0022 on November 6, 2014 and the single condition for overflight notification is made a part of the project approval; and

**WHEREAS**, the City made the Draft Initial Study/Negative Declaration available to the public and any interested, responsible, and trustee agencies for review and comment from February 12 to March 16, 2015 by: (1) filing a Notice of Intent to Adopt a Negative Declaration ("NOI") with the State Clearinghouse; (2) filing a NOI with the San Diego County Clerk; (3) placing a NOI in the East County Californian, a newspaper of General Circulation; (4) posting the NOI at the City's office and the Santee County Library; (5) mailing the NOI to various interested persons and agencies; and (6) posting a NOI and Draft Initial Study/Negative Declaration on the City's website at <http://www.ci.santee.ca.us>; and

**WHEREAS**, Chapter 2.44, Manufactured Home Fair Practices Commission of the Santee Municipal Code, provides several exemptions from the provisions of space rent controls, including new construction as defined in California Civil Code Section 798.7 and 798.45, and the State Code defines new construction as any newly constructed space held out for rent after January 1, 1990; and

**WHEREAS**, the State of California, Department of Housing and Community Development has jurisdiction over all onsite permitting and construction pursuant to the provisions of Title 25, California Code of Regulations and this Resolution would be interpreted consistent with Title 25 requirements; and

**WHEREAS**, the Director of Development Services scheduled Rezone R2014-1 and Major Revision MJR2014-1 for public hearing on April 22, 2015; and

**WHEREAS**, on April 22, 2015 the City Council held a duly advertised public hearing on Rezone R2014-1 and Major Revision MJR2014-1; and

**WHEREAS**, the City Council continued the April 22, 2015 hearing to a date certain May 13, 2015 public hearing; and

**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, the City Council considered all recommendations by staff and public testimony.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, after considering the evidence presented at the public hearing, as follows.

**SECTION 1:** As the decision-making body for the Project and Major Revision MJR2014-1, the City Council has reviewed and considered the Final Initial Study/Negative Declaration and administrative record for Major Revision MJR2014-1 and the Project, including all oral and written comments received during the comment period.

- A. The City Council finds that the Final Initial Study/Negative Declaration and the administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines.
- B. Based on the Final Initial Study/Negative Declaration and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project are less than significant. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in significant environmental impacts. The City Council finds that the Final Initial Study/Negative Declaration contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.
- C. No new significant environmental effects have been identified in the Final Initial Study/Negative Declaration and any changes to the Final Initial Study/Negative Declaration in response to comments or otherwise do not constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5.
- D. The City Council approves and adopts Negative Declaration AEIS 14-09 pursuant to Public Resources Code section 21080, subdivision (c) and approves the Project. The City Council directs staff to file a Notice of Determination with the San Diego County Clerk and the Office of Planning and Research within five (5) working days of approval of the Project.

**SECTION 2:** The findings in accordance with Section 17.06.030 of the Santee Municipal Code for Major Revision MJR2014-1 are made as follows:

- A. That the project, with approval of Rezone R2014-1, and as conditioned, is in accord with the General Plan, the objectives of the Zoning Ordinance, and the purposes of the districts in which the site is located. The General Plan land use designation and zoning district for the project site is GC/R2 (General Commercial and Low Medium Density Residential) which allows for the establishment of a residential use such as is proposed for the expansion of the existing mobile home park to add 16 additional dwelling units.
- B. That the proposed use, with approval of Rezone R2014-1, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity because: 1) The project design includes residential mobile home spaces consistent with the existing mobile home park; 2) project traffic conforms to the

**RESOLUTION NO. \_\_\_\_\_**

Circulation Element policies to maintain a Level of Service "C" or better; 3) access to the project is coordinated with the signalized intersection entrance at Magnolia Avenue and the internal circulation of Cameron Mobile Estates; 4) parking is provided on-site to meet the minimum parking requirements and provide guest parking for potential visitors; and 5) the project design features include on-site storm water quality measures.

- C. That the proposed use complies with each of the applicable provisions of the Zoning Ordinance because mobile home parks are permitted with approval of a Major Revision of the existing Conditional Use Permit (P68-11) consistent with the criteria of Section 17.22.030 and 17.06.030 of the Municipal Code. The site, with approval of Rezone R2014-1, would also be within the Mobile Home Park Overlay District, which establishes regulations for the development of mobile home parks, such as minimum site area, and minimum street yard setbacks.

**SECTION 3:** The Major Revision MJR2014-1 consisting of the construction of 16 mobile home spaces as an expansion of the existing Cameron Mobile Estates Mobile Home Park is hereby approved subject to the following conditions:

- A. Obtain approval of Rezone R2014-1. All conditions of those approvals shall apply.
- B. All construction shall be to the satisfaction of the Director of Development Services, and in substantial conformance with the site plan, grading plan, and landscape plans consisting of four sheets dated September 3, 2015, except as amended by the conditions contained herein.
- C. All Conditions not under State of California's jurisdiction set forth in Resolution No. 023-2008 for Major Revision #2 of Conditional Use Permit P68-11 approved on April 28, 2008 shall apply as amended by this Resolution.
- D. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.
- E. Minor or Major Revisions to the Major Revision MJR2014-1, such as changes to the number of dwelling units of the project, shall be approved by the Director of Development Services, unless, in the Director's judgment, a Major Revision should be reviewed by the City Council.
- F. All mobile homes located on the 16 new mobile home spaces shall be manufactured in 2000 or later as evidenced by the State's registration date.
- G. Prior to approval of the Grading Plan by the City pursuant to Major Revision MJR2014-1, the following conditions are required:
  - 1. Following project approval the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction, and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including the project architect, their design engineer and their landscape architect.
  - 2. The applicant shall include provisions in their design contract with their design consultants that following approval by the City, all construction drawings or technical reports accepted by the City, exclusive of

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architectural building plans and plans approved by the State of California, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies, as the City may deem appropriate. A letter of acknowledgement of this requirement from each design consultant is required at the time of plan submittal. This letter shall be in a format acceptable to the City Engineer.

3. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., permitted through the City shall be obtained from ROS 11252. All plans, exclusive of building plans, shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the project engineer.
4. Applicant shall consolidate the existing development parcels into one (1) parcel through the filing of a parcel map to be reviewed and approved through the Department of Development Services. In lieu of consolidation, Applicant may provide cross easements to the City's satisfaction for ingress, egress and utilities between existing parcels at Cameron's Mobile Estates. Applicant agrees within one year of approval to consolidate ownership of the parcel with Camerons Mobile Estates LLC.
5. Parcel Map shall be submitted to the Department of Development Services Engineering Division. The first and last submittal of the map shall be made by appointment only with the City project engineer administering the map review. Submittal requirements are listed below. Incomplete submittals will not be accepted for plan check
6. If the Parcel Map alternative is selected,  
Please include the following with the first submittal:
  - a. Two sets of prints bound and stapled.
  - b. Two copies of a current preliminary title report (dated within six months of submittal date) which shows current ownership.
  - c. Two copies of all documents listed in the preliminary title report.
  - d. Two copies of all reference documents used to prepare the parcel map.
  - e. Two copies of closure calculations for the map.
  - f. One copy of the Resolution of Approval approving the project.
  - g. Map check deposit in accordance with the fee schedule.

Please include the following with the last submittal (signature submittal):

- a. Previous submittal check prints.
- b. Two sets of prints bound and stapled.
- c. Two copies of the map in Autocad format on separate disks, CD or DVD for incorporation into the City GIS data base.
- d. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
- e. Copies of all certified return receipts for all signature omission

RESOLUTION NO. \_\_\_\_\_

letters.

- f. Subdivision Guarantee.
7. Starting with the first plan check submittal, all plan sets and possibly the Parcel Map permitted by the City shall be submitted concurrently to Padre Dam Municipal Water District for review and approval. The City does not coordinate the review process with Padre Dam; this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review will result in delay of issuance of permits required for construction, no exceptions. It is incumbent upon the applicant to oversee the plan submittals of their design consultants.
8. Railroad Avenue Improvement Plans shall be submitted to the Department of Development Services Engineering Division for review and acceptance. Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted and an encroachment permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:
- a. Install two street lights on Railroad Avenue adjacent to the site. The street lights shall be installed at approximate STA 38+00 and STA 42+00.
  - b. Install sidewalk on Railroad Avenue adjacent to the site.
  - c. Install street trees, parkway landscape and irrigation along Railroad Avenue adjacent to the site.
  - d. Street Improvement plans shall be one hundred percent (**100%**) complete at the time of plan check submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan check submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the improvement plan submittal package:
    - 1) Six sets of improvement plans bound and stapled.
    - 2) Plan check fees.
    - 3) Preliminary cost estimate for the improvements.
    - 4) One copy of the Resolution of Approval approving the project.
- Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.
9. Precise Grading Plans shall be submitted to the Department of Development Services Engineering Division for review and acceptance.
- a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20'

**RESOLUTION NO. \_\_\_\_\_**

unless otherwise approved by the City project engineer.

- b. Project landscape and irrigation plans shall be separate from grading plan set.
- c. All recommended measures identified in the approved geotechnical study shall be incorporated into the project design and construction.
- d. Grading plans shall include preliminary recommendations for all pavement design sections within the project limits. The pavement structural section shall be designed based on the "R" value method using a minimum traffic index of 5.0 for the private street. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 5-1/2 inches PCC over compacted, non-expansive soil. Mix design shall be a minimum class 520-C-2500. R-value test data and design calculations shall be submitted for approval to the Department of Development Services Engineering Division a minimum of seven days prior to placement of paving. The pavement design report shall conform to City of Santee Form 435 – PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES.
- e. Grading plans shall be one hundred percent (**100%**) complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Plan information may be provided on Housing And Community Development sheet format. Partial or incomplete submittals will not be accepted for plan check. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading, landscape and irrigation plan submittal package:
  - 1) Six sets of grading, landscape and irrigation plans bound and stapled.
  - 2) Plan check fees.
  - 3) A cost estimate for the cost of construction.
  - 4) Three copies of the Drainage Analysis specified here within.
  - 5) Two copies of the Storm Water Management Plan specified here within.
  - 6) Two copies of the Storm Water Pollution Prevention Plan specified here within.
  - 7) Three copies of the Geotechnical Study specified here within.
  - 8) A copy of any letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
  - 9) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all applicable construction drawings following City approval as specified here within.
  - 10) One copy of the Resolution of Approval or Director's Decision approving the project.

## RESOLUTION NO. \_\_\_\_\_

Plan check fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.

- f. Show the Emergency Access/Fire Lanes. The 26' wide access and hammerhead turnaround is adequate as plotted on the plans submitted. The roadway shall be designated as a fire lane. The fire lane width shall be measured curb to curb (or edge of pavement to edge of pavement) and shall extend vertically from grade to the highest point of any structures or obstacles constructed adjacent to the fire lane. No building elements, balconies, drains, projections, or any other object shall encroach into this clear space. The fire lane(s) shall be identified by painting curbs red with white-stenciled letters indicating "NO PARKING – FIRE LANE" every 30 feet along all portions of the fire lane. Red stripes with white stenciled letters shall be painted on the curb or asphalt in front of garages along fire lanes as well. Additionally, signs shall be installed on the edge of the curb indicating the same. Placement of the signs shall be every 75 feet (or other approved spacing), placed in between the curb stenciling. Exact placement shall be approved by the Fire Department prior to installation.
  - g. Show Fire Hydrant placement. The hydrant placements as shown on the preliminary site and grading plan are acceptable. These hydrants shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 3000 gallons per minute for 3 hours. Hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Water District requirements.
10. Railroad Avenue Landscape and Irrigation Plans shall be submitted to the Department of Development Services Engineering Division for review and acceptance.
- a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.
  - b. Landscape and irrigation plans shall be one hundred percent **(100%)** complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading, landscape and irrigation plan submittal package:
    - 1) Six sets of landscape and irrigation plans bound and stapled.
    - 2) Plan check fees.
    - 3) A cost estimate for the cost of construction.
    - 4) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all

**RESOLUTION NO. \_\_\_\_\_**

construction drawings following City approval as specified here within.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

11. A **Fence Plan** shall be prepared that shows design, location and materials of all fencing and retaining walls for a substantial conformance review:
  - a. All retaining walls shall be constructed of decorative block. All Keystone and modular block retaining walls shall use a decorative cap.
  - b. Free standing fencing and wall materials shall exclude chain link and wood. Acceptable materials include, but are not limited to woodcrete, decorative masonry block, durable vinyl or similar pre-fabricated material subject to the satisfaction of the Director of Development Services.
  - c. The wall surrounding the bioretention basin shall be constructed of decorative block. Any maintenance access gate shall be constructed of decorative steel or iron.
  - d. All walls shall have a graffiti resistant coating.
  - e. The fence along the north property boundary shall be a minimum 6-foot tall, solid screen (masonry or durable vinyl or similar pre-fabricated material) to provide a buffer from the neighboring commercial uses.
  
12. To ensure maintenance of public interest landscape facilities the applicant shall request in writing inclusion of the property under development to the Santee Landscape Maintenance District prior to approval of the grading plans. The inclusion shall provide for maintenance of public areas as determined by the Director of Development Services.

The applicant shall pay all costs associated with inclusion within the district. A deposit in an amount satisfactory to the Director of Development Services shall be submitted to the Department of Development Services Engineering Division at the time the request for inclusion to the district is made.

The cost to transfer to the district shall include one hundred percent of the interim maintenance costs, including costs for water consumption, power, vandalism, administration, overhead and other associated costs up to the first assessment year plus dry period financing costs in an amount equal to fifty percent of the first year's direct annual maintenance costs and thirty percent of the first year's direct annual maintenance costs for City administrative overhead.

The cost to transfer to the district shall also include the administrative costs of formation or annexation, preparation of an engineer's report, plans, specifications, estimates, assessment diagrams, cost of printing, advertising, election ballots and giving of published notices, compensation for the collection of assessments, compensation of any staff or consultant

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employed to render such services.

***(Maintenance of all landscaping and improvements shall be managed by Cameron's Mobile Estates, LLC. If maintenance remains satisfactory, there shall be a \$0 annual assessment to the property owners following transfer of the property to the district.)***

13. Provide three copies of a geotechnical study prepared in accordance with the Santee General Plan. All recommended measures identified in the approved study shall be incorporated into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be purchased from the Department of Development Services Engineering Division.
14. Provide three copies of a preliminary drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
  - a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, including analysis of the 10-year and 100-year frequency storms, and be based on full development of upstream areas.
  - b. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 2-year, 10-year and 100-year frequency six-hour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps and in accordance with the San Diego County Hydrology Manual.
15. Provide three copies of a Storm Water Management Plan (SWMP) as required by the City of Santee Storm Water Management and Discharge Control Ordinance and in accordance with the City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP) adopted January 12, 2011. All SUSMP requirements developed in the approved SWMP shall be incorporated into the project design. The SWMP shall include the following:

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- a. Develop and implement appropriate Best Management Practices (BMPs) to ensure to the maximum extent practicable (MEP) that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control shall be implemented in accordance with the approved SWMP.
  - b. The project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas
  - c. Provide a copy of an Operation & Maintenance (O&M) plan in accordance with the City of Santee SUSMP. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to grading plan approval.
16. Water Quality Control – Construction Storm Water Management Compliance
- a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ) prior to start of construction. This project disturbs 1 or more acres of soil or disturbs less than 1 acre but is part of a larger common plan of development that in total disturbs 1 or more acres. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.
  - b. Provide two copies of a Construction Storm Water Pollution Prevention Plan (SWPPP) as required by the Construction General Permit. The Construction SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list Best Management Practices (BMP's) the applicant will use to protect storm water runoff and the placement of those BMP's. Section XIV of the Construction General Permit describes the SWPPP requirements.
17. Submit two copies of a current preliminary title report (dated within six months of plan submittal) and two copies of all documents listed in the title report. Copies of recorded documents must be clear and legible copies of the original recorded document and must be obtained directly from the County Recorder's Office. Care shall be taken to obtain clear focus of the recorded document prior to printing. Copies submitted, can not be reproductions of the document obtained from the recorder's office and can not be a faxed copy of the document.

**RESOLUTION NO. \_\_\_\_\_**

18. The applicant shall comply at all times with the following work hour requirements:
- a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm, no exceptions.
  - b. No work is permitted on Sundays or City Holidays.
  - c. No deliveries, including equipment drop off and pick-up, shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding Sundays and City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are permitted.
  - d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, additional reduction of work hours may be imposed by the Department of Development Services.

In addition to the above, the applicant shall erect one or more signs stating the work hour restrictions. Signs shall be installed as may be required, in the vicinity of the project construction trailer if a job site trailer is used, or at such other locations as may be deemed appropriate by the Department of Development Services. The sign shall be a minimum of 24" x 36" and shall be weather proofed. The sign content shall be provided by the Department of Development Services.

19. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or the uneven pavement shall be placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed.
20. The applicant shall pay all development impact fees in effect at the time of grading plan approval by city. At present, the fees are estimated to be as follows:

a.	Drainage . . . . .	\$ 29,120	or	\$ 1,820/unit
	(estimated)			
b.	Traffic . . . . .	\$ 33,536	or	\$ 2,096/unit
c.	Traffic Signal . . . . .	\$ 3,472	or	\$ 217/unit
d.	Park-in-Lieu . . . . .	\$ 57,328	or	\$ 3,583/unit
e.	Public Facilities. . . . .	\$ 85,968	or	\$ 5,373/unit
f.	RTCIP Fee . . . . .	\$ 36,064	or	\$ 2,254/unit

Impact fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of grading plan approval. The drainage fee shall be calculated based on the actual impermeable area created by

**RESOLUTION NO. \_\_\_\_\_**

the project including off-site street improvements or other improvements beyond the project boundary. The applicant shall provide certification of final site and building areas by their engineer of work to be approved by the Director of Development Services for use in calculating the final fee amounts. Fees shall be adjusted on an annual basis in the accordance with the Municipal Code.

21. Comply with all applicable sections of the Municipal Code, Land Development Manual, and Public Works Standards of the City of Santee.
  22. A Notice of Restrictions shall be recorded which discloses the conditions not under the State of California's jurisdiction of Conditional Use Permit P68-11 Major Revision #2 and existing zoning regulations to the future property owners. The form and content of said document shall be approved by the Director of Development Services.
  23. Pay any required fees to the Santee Elementary School District and the Grossmont Union School District.
  24. The applicant shall record with the San Diego County Recorder an Airport Overflight Agreement pursuant to the San Diego Regional Airport Authority determination (Resolution No. 2014-0022) to identify that site is within the Overflight Area for the Gillespie Airport Land Use Compatibility Plan. Copies of the recorded notice shall be provided to the City of Santee.
  25. Prior to approval of the grading plan by the City, the applicant shall submit for approval of the Director of Development Services the form of public disclosure to be provided to the occupants to advise them that Cameron Mobile Estates has a variety of different rental agreements. The majority of the residents are site rentals with the tenant's own mobile home located on the site. The City of Santee has adopted a Mobile Home ordinance in 1994 that limited rental increases on individual sites to third party tenants. In addition to the site rentals, there are a number of new and old mobile homes that Cameron Brothers owns that are offered for rent. Due to the varying nature of product type, tenant acknowledges that rents vary significantly within the park for sites and for coach rentals. The form shall be on brightly colored bond, 8.5 x 11-inch size and printed in bold letters with a minimum 18-point font.
  26. Prior to approval of the grading plan, the applicant shall submit for approval of the Director of Development Services the form of public disclosure to be provided to the occupants to advise them that the property to the north of the site is zoned, and would develop with, commercial uses. The form shall be on brightly colored bond, 8.5 x 11-inch size and printed in bold letters with a minimum 18-point font
- H. Prior to any occupancy or use of the premises pursuant to Major Revision MJR2014-1, the following conditions shall be met:
1. Applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted.

**RESOLUTION NO. \_\_\_\_\_**

2. Applicant shall obtain parcel map approval and record the parcel map or record cross easements to the City's satisfaction for ingress, egress and utilities between existing parcels at Camerons Mobile Estates. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy and seven sets of prints of the map to the City for their permanent records. The prints shall be bound and stapled. The prints and mylar shall be in accordance with City standards in effect at the time of recordation.
  3. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
  4. Construct all improvements within the public right-of-way and improvements as shown on the approved precise grading plans. Improvements shall be completed to the satisfaction of the Director of Development Services.
  5. All features shown on the approved site and landscape plans shall be located substantially where they are shown and shall be constructed in accordance with the approved plan and appropriate Santee Municipal Code Section.
- I. Upon certification by Housing and Community Development for occupancy or establishment of the use allowed by Major Revision MJR2014-1, the following conditions shall apply:
1. All required landscaping shall be adequately watered and well maintained in a healthy and thriving condition, free from weeds, trash, and debris.
  2. The structures, common areas, driveways and walls/fencing shall be well maintained.
  4. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within 9 months of planting or additional landscaping, to be approved by the Director, shall be required in order to meet this standard.
  5. All light fixtures shall be low pressure sodium and designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to the requirements of Title 17 of the Santee Municipal Code.

**SECTION 4:** The terms and conditions of this Major Revision MJR2014-1 shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Conditional Use Permit and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

**SECTION 5:** The Applicant shall keep itself and all contractors, subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations regulating water quality that may impact, or be implicated by the work or improvements, including without limitation, all applicable provisions of the Federal Water Pollution Control Act (33 U.S.C. §§ 1300); the California Porter-Cologne Water Quality Control Act (Cal Water Code §§ 13000-14950); the City's ordinances regulating discharges of storm water or pollutants, as that term is used in the Porter-

**RESOLUTION NO. \_\_\_\_\_**

Cologne Water Quality Control Act; and any and all regulations, policies, or permits issued by the City, or any other municipality, drainage district, or other local agency with jurisdiction over the project site.

The Applicant hereby agrees to indemnify, hold harmless and defend (with counsel selected by the City) the City, its officials, officers, agents, employees and authorized volunteers from and against any and all claims, demands, losses or liabilities of any kind or nature, including enforcement actions brought by regulatory agencies, arising out of or in connection with the proposed improvements which the City, its officials, officers, agents, employees and authorized volunteers may sustain or incur for noncompliance with any of the above listed water quality laws, regulations or permits.

The Applicant warrants that all contractors, employees and subcontractors shall have sufficient skill and experience to perform the work assigned to them without impacting water quality in violation of the laws, regulations and policies described above. The Applicant further warrants that it, its employees, contractors and subcontractors will receive adequate training, as determined by the City, regarding the requirements of the laws, regulations and policies described above as they may relate to the work or improvements.

**SECTION 6:** In addition to all other available remedies, the City of Santee Municipal Code, Chapter 1.14, provides for the issuance of Administrative citations for Municipal Code violations. Should non-compliance with said terms and conditions of this Permit (MJR2014-1) or any violation of the Municipal Code that includes the City's Storm Water Ordinance, the City has the right to issue administrative citations containing an assessment of civil fines for each violation and collect administrative fines for violations.

**SECTION 7:** Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on May 13, 2015.

**SECTION 8:** The applicant shall defend with counsel of City's choice the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

**SECTION 9:** This Major Revision (MJR2014-1) expires on May 13, 2018 except where substantial use has commenced prior to its expiration. If use of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

**SECTION 10:** The City of Santee hereby notifies the applicant that State Law [Fish and Game Code Section 711.4(d) and (e)], authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$ 2,260.00. Failure to remit the required

**RESOLUTION NO. \_\_\_\_\_**

fee in full within the time specified above will result in a delay of the start of the thirty (30) day statute of limitations on court challenges to the approval under CEQA.

**SECTION 11:** The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building Number 3, City of Santee, CA 92071.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 13<sup>th</sup> day of May, 2015, by the following roll call vote to wit:

**AYES:**

**NOES:**

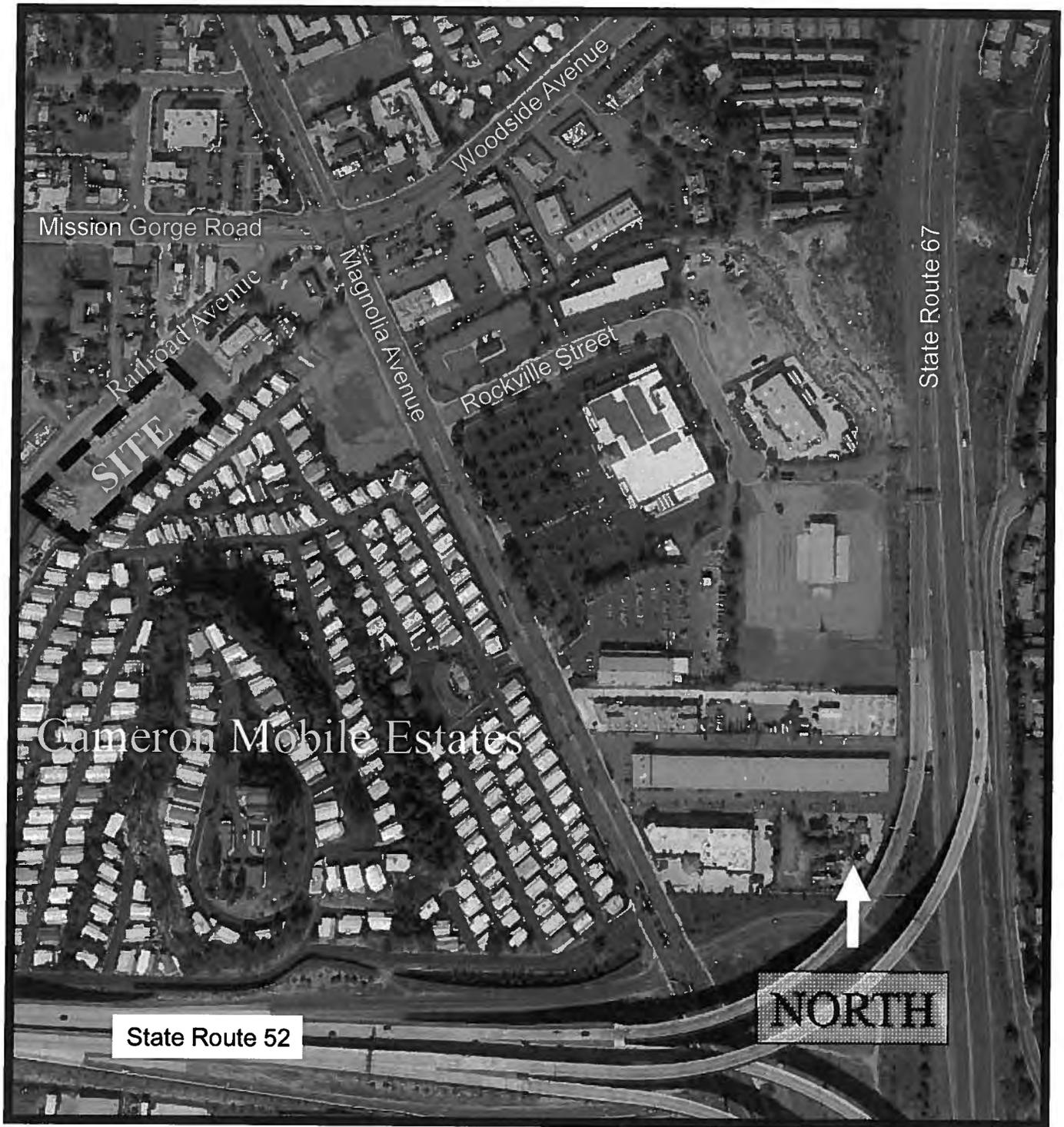
**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**



**Case #: MJR2014-1 "Cameron Mobile Estates"**  
**Existing mobile home park – addition of 16 spaces**  
**8712 Magnolia Avenue**

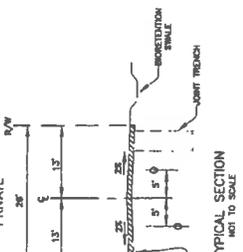
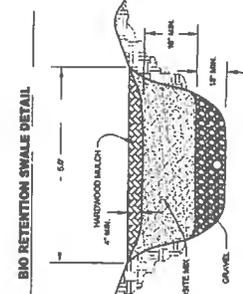
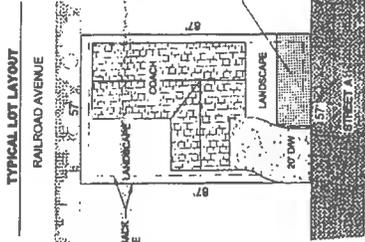
**Exhibit A**

- LEGEND**
- PROJECT BOUNDARY
  - EXISTING STREET CENTERLINE
  - EXISTING FENCING (CHAIN LINK)
  - EXISTING CONTOUR
  - PROP. DOWNLIGHT LINE
  - PROP. P.C.C. CONCRETE
  - PROP. BIO RETENTION SWALE
  - PROP. ASPHALT
  - EXISTING SEWER LINE
  - PROP. 6" PRIVATE SEWER LINE
  - PROP. 4" PVC STORM DRAIN
  - PROP. 8" PRIVATE WATER
  - PROP. PRIVATE FIRE HYDRANT
  - STREET LIGHTS (RAILROAD AVE)
  - STREET LIGHTS (INTERNAL ROADWAY)
  - LOT NUMBER

**EARTHWORK QUANTITIES**  
CUTS= 140 CY ±  
FILL= 18,362 CY ±

**AVERAGE LOT AREAS:**  
COACH SITES (16) 4,921 SF  
PARKING AREA 3,071 SF

- ABBREVIATIONS:**
- A.C. ASPHALT CONCRETE
  - A.P.A. ASSESSOR'S PARCEL NUMBER
  - C.P. CURB
  - DOC. DOCUMENT
  - EMT. EASEMENT
  - F.G. FINISHED GRADE
  - F.L. FLOW LINE
  - F.S. FINISHED SURFACE
  - H.P. HIGH POINT
  - L.P. LOW POINT
  - REC. RECORDED
  - S.E. SQUARE FEET
  - SW. SQUARE FEET
  - T.M. TOP OF WALL
  - T.O. TOP OF CURB
  - U.G. UNDERGROUND
  - U.G. UNDERGROUND
  - I.E. INVERT ELEVATION



ENGINEERING SCALE: 1" = 30'

**NOT FOR CONSTRUCTION**



Maximum elevation above MSL = +396'

17'-0" maximum height from finished slab to top of roof

Per siteplan/preliminary grading plan, the highest pad elevation will be +379' above MSL.



Maximum elevation above MSL = +396'

17'-0" maximum height from finished slab to top of roof

Per site plan/preliminary grading plan, the highest pad elevation will be +379' above MSL.

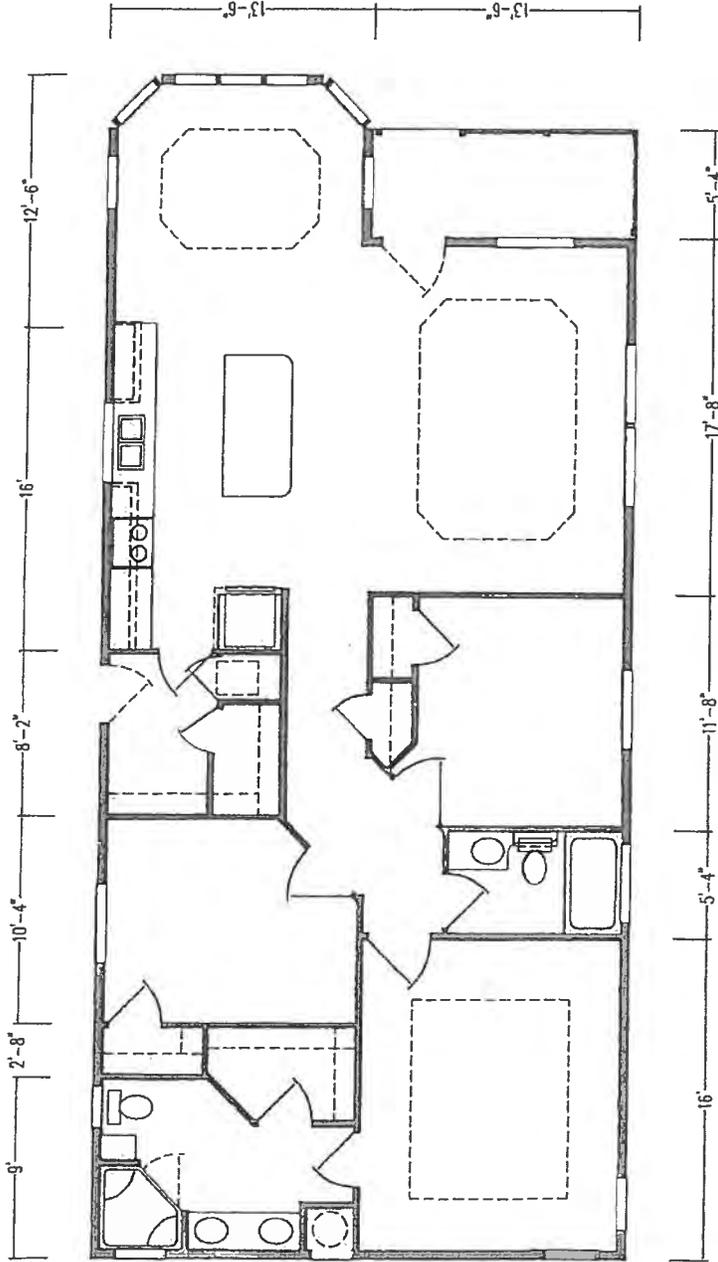


Maximum elevation  
above MSL = +396'

17'-0" maximum height from  
finished slab to top of roof

Per siteplan/preliminary  
grading plan, the highest  
pad elevation will be +379'  
above MSL.





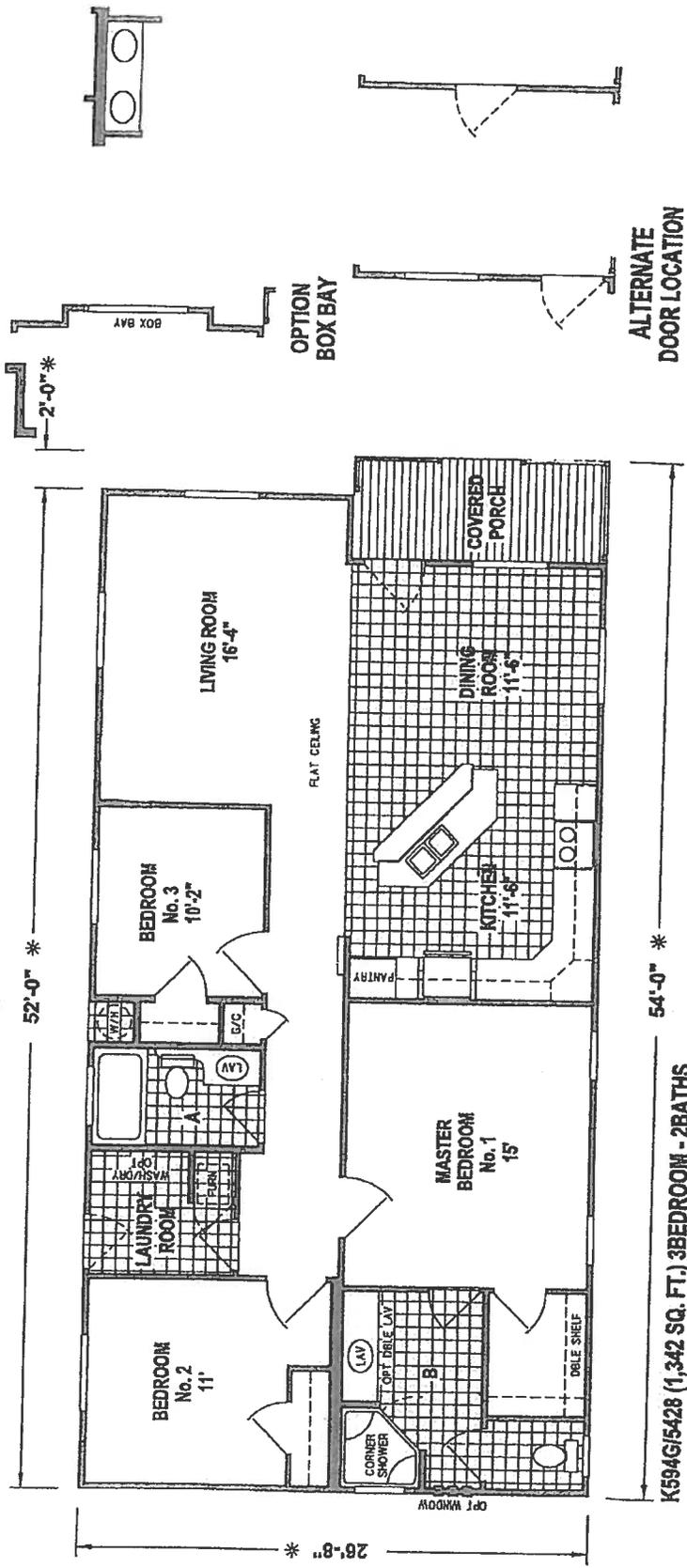
**SKYLINE**  
**SUNSET RIDGE #K517G**  
 28 X 58 3 BR. 2 BA.  
 1457 SQ.FT.

\* SHOWN W/ OPTIONS AND \*  
 BAYPOINTE ELEVATION

2



1500 E. MAIN STREET  
 EL CAJON, CA. 92021  
 (619) 442-1611  
 (888) 442-1611  
 (619) 442-5664 FAX  
[www.idealmfghomes.com](http://www.idealmfghomes.com)



K694G/5428 (1,342 SQ. FT.) 3BEDROOM - 2BATHS

DIVISIONS		REVISIONS		BOX LENGTH		DESCRIPTION	
111	X 341	552		52'-0"	54'-0"	5428-30K-2B	(52/54)
112	344	553					
115	345	571					
125	355	591					
131	528	612					
143	531						
163	533						
171	536						
181	538						

<b>SKYLINE</b>	
DRAWN BY: SC	WIND ZONE: 15/
DATE: 04/10/2013	ROOF ZONE:
SHEET: 1	OF: 7
DRAWING NUMBER:	28-15435
	28-15435-060

\*\* HOME SHOWN WITH OPTIONS \*



City of Santee  
 Development Services Dept.  
 10601 Magnolia Avenue  
 Santee, CA 92071-1222  
 (619) 258-4100

**OWNERSHIP DISCLOSURE  
 STATEMENT**

**RECEIVED**  
 RECEIVED  
 City of Santee  
 MJR 2014-1  
 SEP 03 2014

**Project Title:** CME EXPANSION @ RAILROAD AVENUE **Project No.:** 384-280-16-00

**Project Address:** RAILROAD AVENUE, SANTEE CA 92071 384-280-16-00  
 BY: R 2014-1

**Legal Status (please check):**

Corporation ( Limited Liability -or-  General) What State? \_\_\_\_\_  
 Corporate Identification No.: \_\_\_\_\_

Partnership (list names below)  Individual  
 LIMITED

WILLIAM CAMERON FAMILY MANAGEMENT SJT CAMERON LLC  
 (Type or Print Name of Partner) CO., INC. (Type or Print Name of Partner)  
 (Type or Print Name of Partner) (Type or Print Name of Partner)

Please list below the owner(s) and tenants(s) (if applicable) of the above referenced property. The list must include the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants, if known, who will benefit from the permit, all individuals, all corporate officers, and all partners in partnership who own the property).  
**Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property.

<b>Name (type or print):</b> CAMERON BROTHERS CONSTRUCTION CO., L.P.	<b>Name (type or print):</b> L.P.
<b>Title/Property Interest (type or print):</b> PWMER	<b>Title/Property Interest (type or print)</b> _____
<b>Street Address:</b> 10580 PROSPECT AVENUE #200	<b>Street Address:</b> _____
<b>City/State/Zip:</b> SANTEE CA 92071	<b>City/State Zip:</b> _____
<b>Phone No.:</b> 619-562-3050 <b>Fax No.:</b> 619-562-3055	<b>Phone No.:</b> _____ <b>Fax No.:</b> _____

**Signature:** *Waneta Lee* **Signature:** \_\_\_\_\_

WANETA LEE, VICE PRESIDENT WILLIAM CAMERON  
 FAMILY MANAGEMENT CO., INC., GENERAL PARTNER  
 FOR ADDITIONAL NAMES, PLEASE WRITE ON BACK OF THIS FORM - THANK YOU

City of Santee  
**COUNCIL AGENDA STATEMENT**

2B

**MEETING DATE** May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE** PUBLIC HEARING FOR GENERAL PLAN AMENDMENT GPA2014-1, REZONE R2014-4, CONDITIONAL USE PERMIT P2014-1, AND A NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (AEIS2014-2) TO UNIFY THE SITE'S GENERAL COMMERCIAL LAND USE DESIGNATION AND CONSTRUCT A 16,942 SQUARE FOOT COMMERCIAL CENTER WITH RETAIL/OFFICE AND RESTAURANT SPACE LOCATED ON AN UNDEVELOPED 2.2-ACRE SITE AT 8866 MAGNOLIA AVENUE (Applicant: Cameron Brothers Construction Co., L.P.)

**DIRECTOR/DEPARTMENT** Melanie Kush, Development Services 

**SUMMARY** The project General Plan Amendment (GPA2014-1) and Rezone (R2014-4) would unify the site's commercial land use designation by changing a small remnant area of residential zoning (approximately 0.4 acre) on the north side of the property to General Commercial to match the existing commercial designation of the site. A Conditional Use Permit (P2014-1) application addresses the development of four commercial buildings including approximately 7,330 square feet of restaurant space and approximately 9,612 square feet of retail and office space including the location of a building configured as a drive-through restaurant. The project includes two buildings configured with traditional restaurant space. Structures would be single-story with the exception of a two-story retail/office building that would accommodate office space on the second floor. The site is designed to create a pedestrian-oriented development by providing internal pedestrian pathways, outdoor patios, and shade trees. A pedestrian walkway would provide internal access to the neighboring Cameron's Mobile Estates. The project provides 112 parking spaces conforming to the parking regulations. The site is accessed by two existing driveways from Magnolia Avenue. A signalized intersection would be installed at the main project entrance on Magnolia Avenue, aligning with Rockville Street. (Refer to Exhibit B for the proposed Site Plan.)

**ENVIRONMENTAL REVIEW** A Negative Declaration (AEIS2014-2, SCH 2015041018) dated March 30, 2015 was prepared in accordance with the provisions of the California Environmental Quality Act (CEQA), circulated for public review, and is recommended for approval.

**FINANCIAL STATEMENT**  Staff costs to process the General Plan Amendment, Rezone, and Conditional Use Permit total approximately \$18,175 to date and are paid by the applicant on an actual cost basis. Development Impact Fees are estimated to be \$123,506 (Traffic Impact/Traffic Signal Fees).

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATIONS** 

1. Conduct and Close the Public Hearing.
2. Approve the Negative Declaration (AEIS2014-2, SCH 2015041018) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA).
3. Approve the General Plan Amendment (GPA2014-1) per the attached Resolution;
4. Introduce Rezone R2014-4 for first reading by title only per the attached Ordinance and schedule May 27, 2015 for second reading.
5. Approve Conditional Use Permit P2014-1 per the attached Resolution.

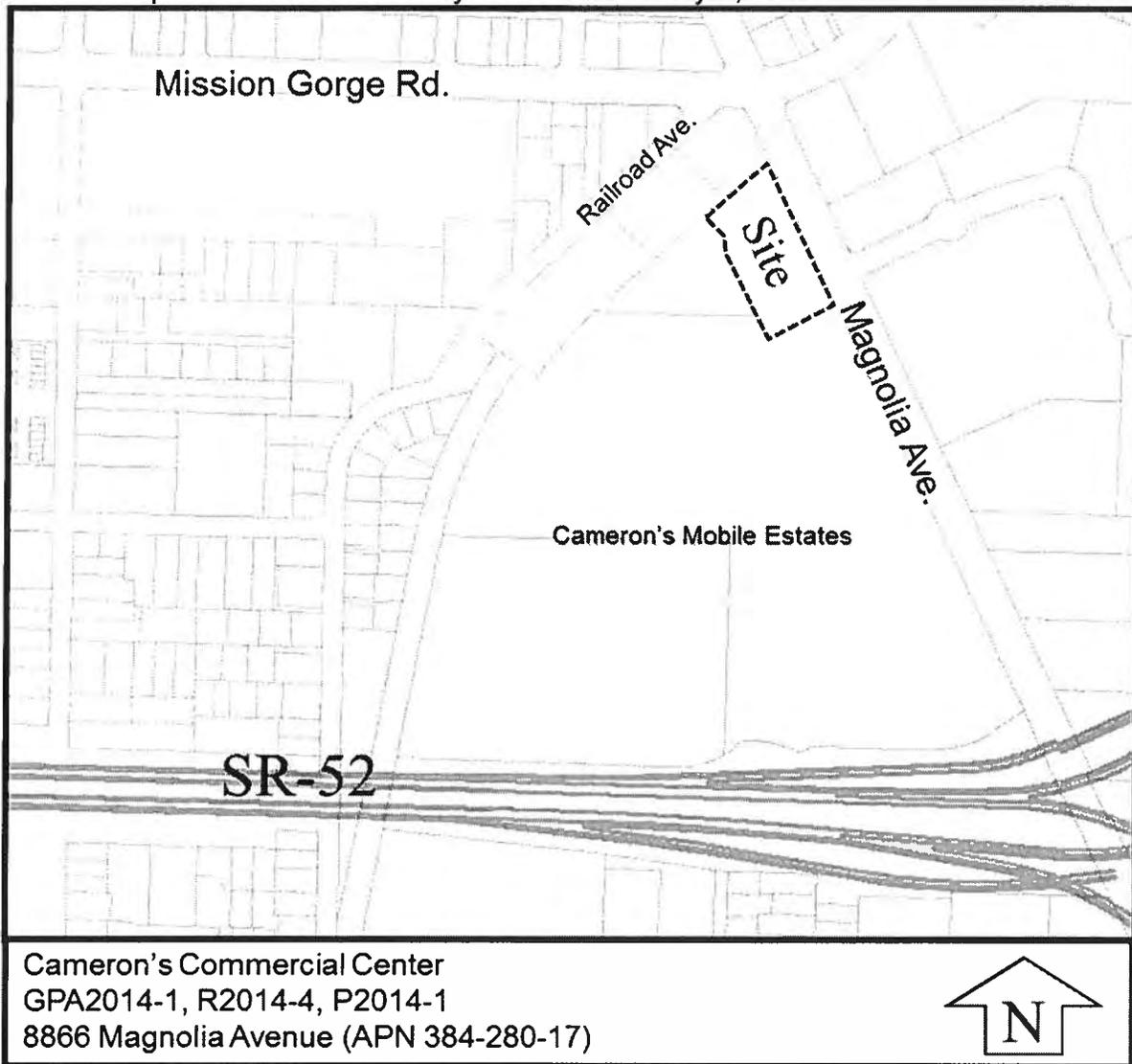
**ATTACHMENTS**

Staff Report	Negative Declaration and Initial Study	Resolution for GPA2014-1
Ordinance for R2014-4	Resolution for P2014-1	Exhibits A through D-4
Ownership Disclosure Statement		

**STAFF REPORT  
APPLICATION OF CAMERON BROTHERS CONSTRUCTION CO., L.P.  
FOR A GENERAL PLAN AMENDMENT GPA2014-1, REZONE R2014-4, AND  
CONDITIONAL USE PERMIT P2014-1 AND A NEGATIVE DECLARATION (AEIS2014-2)  
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**CITY COUNCIL MEETING MAY 13, 2015**

Notice of the availability of the Negative Declaration was published in the UT-San Diego on April 4, 2015 and Notice of the Public Hearing was published in the UT-San Diego on May 1, 2015. Adjoining owners of property within 300 feet of the request and other interested parties were notified by U.S. Mail on May 1, 2015.



**A. SITUATION AND FACTS**

- |     |                                     |  |
|-----|-------------------------------------|--|
| 1.  | Requested by .....                  | <u>Cameron Brothers Construction Co., L.P.</u>   |
| 2.  | Land Owner .....                    | <u>Cameron Brothers Construction Co., L.P.</u>   |
| 3.  | Type and Purpose of Request.....    | <u>Commercial center development of 16,942 square feet of office, retail and restaurant space. General Plan Amendment and Rezone (GPA2014-1, R2014-4) application to change remnant R2 zone to GC General Commercial land use to match existing predominant GC designation for the 2.2 acre site. Conditional Use Permit P2014-1 for a drive-through restaurant.</u> |
| 4.  | Location .....                      | <u>8866 Magnolia</u>   |
| 5.  | Site Area .....                     | <u>Site 2.2 acres</u>  |
| 6.  | Number of lots .....                | <u>No new lots</u>   |
| 7.  | Number of units .....               | <u>Commercial Center</u>   |
| 8.  | Density .....                       | <u>Commercial Center</u>   |
| 9.  | Hillside Overlay .....              | <u>No</u>  |
| 10. | Existing Zoning .....               | <u>GC/R2 General Commercial/ Low-Medium Density Residential</u>  |
| 11. | Surrounding Zoning                  | North: <u>GC - General Commercial</u><br>South: <u>R2 (MHP) Low-Medium Density Residential (Mobile Home Park Overlay)</u><br>East: <u>GC/IL General Commercial / Light Industrial dual zone.</u><br>West: <u>R2 (MHP) Low-Medium Density Residential (Mobile Home Park Overlay).</u>   |
| 12. | General Plan Designation .....      | <u>GC General Commercial and R2 Low-Medium Density Residential</u>   |
| 13. | Existing Land Use .....             | <u>Undeveloped parcel</u>  |
| 14. | Surrounding Land Use .....          | North: <u>Commercial gas station mini mart</u><br>South: <u>Mobile Home Park Residential</u><br>East: <u>Church (Sonrise)</u><br>West: <u>Mobile Home Park Residential</u>   |
| 15. | Terrain .....                       | <u>Site is flat, undeveloped parcel.</u>   |
| 16. | Environmental Status .....          | <u>Negative Declaration</u>  |
| 17. | APN .....                           | <u>384-280-17</u>  |
| 18. | Within Airport Influence Area ..... | <u>Yes</u>   |

**B. BACKGROUND**

**Project Description** - The project is an application for a General Plan Amendment

(GPA2014-1), Rezone (R2014-4) and Conditional Use Permit (P2014-1) to allow construction of approximately four commercial buildings including approximately 7,330 square feet of restaurant space and approximately 9,612 square feet of retail and office space on a 2.2-acre site. The General Plan Amendment and Rezone are needed to change the small area of residential zoning on the north side of the property to General Commercial (approximately 0.4 acre). Proposed structures would accommodate approximately three restaurants, including one drive-through restaurant at the northern end of the site. Structures would be single-story with the exception of a two-story retail/office building that would accommodate office space on the second floor. The site would also be developed with parking, landscaping, and bio-retention areas. The site is designed to create a pedestrian-oriented development by providing internal pedestrian pathways, outdoor patios, and shade trees. A pedestrian walkway would provide internal access to the neighboring Cameron's Mobile Estates. The site is accessed by two existing driveways from North Magnolia Avenue. A signalized intersection would be installed at the main project entrance on Magnolia Avenue, aligning with Rockville Street. (Refer to Exhibit B and C for the proposed Site Plan).

### C. ANALYSIS

**General Plan:** The site is predominantly a GC General Commercial land use designation consistent with its location on a prominent street frontage. A small portion (approximately 0.4 acre) has a remnant R2 Residential land use designation. The proposed General Plan Amendment and Rezone would unify the site's land use designation and zone under the GC General Commercial district.

**Land Use/Zoning:** The objectives for the General Commercial land use and zone anticipates office uses, retail stores and service establishments to be designed in centers that are conveniently accessible by bicycle and foot, as well as by automobile. Retail commercial uses should promote the convenience of the public and avoid creating nuisances among adjacent land uses. Further, redevelopment shall be comprehensively designed, entitled and developed. The project is comprehensively designed and provides internal pedestrian access to the surrounding mobile home park residential development as well as convenient access from a Circulation Element road, Magnolia Avenue.

**Compatibility with Adjacent Land Uses:** The proposed project is an infill commercial development that borders existing commercial uses to the north (Chevron) and residential uses to the west and south (Cameron's Mobile Estates). The buildings provide a separation of approximately 140 feet from the residences to the west. To the south, the buildings are 8 feet (approximately) below the grade of the adjacent residences. To provide residential privacy, the project is conditioned to provide a 6-foot high fence screen between the surrounding residential Cameron's Mobile Estates along the south and west property line where a slatted, chain link fence currently exists. The building spacing, height differential and the solid screening are adequate to buffer the residential uses from the commercial uses of the site. In addition, the drive-through restaurant (Building A shown on Exhibit B) is located at the north east corner of the site

adjacent to the Chevron gas station. Such location places the order queue lane and menu board activity well away (210 feet approximately) from the nearest adjacent residential unit.

The project provides internal pedestrian access from the mobile home park and 112 parking spaces conforming to the parking regulations. Staff has not identified any land use incompatibilities resulting from the project.

**Architectural Design:** The proposed buildings incorporate a contemporary architectural theme with stucco and stone veneer facades, window awnings, and enhanced store entrances (Exhibits D-1 to D-4). The project locates building and landscaping elements towards the street frontage to enhance street appeal and provide screening of the parking area from public view. The building location towards the street frontage provides appropriate separation from the adjacent residential uses to the south and west. The multi-tenant configuration provides continuity throughout the development and creates the context of a public plaza by utilizing outdoor eating areas and pedestrian linkage. The coordinated development of the site as one center is consistent with the Community Enhancement Element that anticipates that new commercial developments contribute towards an overall positive and cohesive visual identity.

**Traffic** Regarding the performance of area roadways and intersections, a Traffic Impact Analysis by Kimley-Horn and Associates was prepared for the project that evaluates the functioning of area roadways and intersections. The project would generate an estimated 3,018 average daily trips (ADT) based on the SANDAG trip generation rates for the proposed land uses.

The study included the installation of a proposed traffic signal for the Rockville Street/Magnolia Avenue/project entrance intersection that was included in the project's design features. The study determined that with the project's traffic, the Rockville Street/Magnolia Avenue intersection's overall traffic volume would meet the Warrant 3 level that anticipates the need for a traffic signal. And, that with the signalized intersection, the surrounding intersections and road segments would operate substantially the same or better with improved safety.

The City's traffic signal program anticipates the location of a traffic signal at the Rockville Street/Magnolia Avenue intersection. However, the traffic fee program did not anticipate using traffic fees for the facility principally because location of the facility would be driven by development of the project site.

Staff believes including the traffic signal installation as a part of the project design is consistent with the traffic signal program and would not significantly affect existing traffic movement in the area.

**Grading and Soils:** On-site topography is generally flat. Grading volumes would include approximately 600 cubic yards of cut and approximately 2,200 cubic yards of

fill. The fill is designed to contour the site to provide a specific drainage to meet stormwater quality requirements.

**Drainage and Water Quality:** A drainage study for the project was prepared by KARN Engineering. Onsite drainage would be directed into proposed bio-retention swales located throughout the site. The project would not substantially alter the drainage pattern of the site or the surrounding area because all flows would be managed on-site to meet hydromodification requirements. The drainage design is consistent with the Santee's Storm Water Management and Discharge Control Ordinance and the latest adopted National Pollution Discharge Elimination System (NPDES) Permit from the San Diego Regional Water Quality Control Board, the purpose of which is to eliminate any potential polluted storm water runoff from leaving the site.

**D. ENVIRONMENTAL**

An Initial Study of the project was conducted in accordance with the California Environmental Quality Act (CEQA). The analysis indicated that the project would not have a significant adverse impact on the environment. Therefore a Negative Declaration (State Clearinghouse No. 2015041018) was prepared and made available for review and comment by agencies and the public from April 4, 2015 to May 4, 2015 and is recommended for approval. No Comment letters were received during this review period. A full discussion of the environmental issues is found in the attached Initial Study.

**E. DEVELOPMENT IMPACT FEES**

Development of the proposed project will require the payment of \$123,506 in Development Impact Fees.

1. Traffic ..... \$ 106,352
2. Traffic Signal ..... \$ 17,154

**F. STAFF RECOMMENDATION**

1. Conduct and close the public hearing.
2. Approve the Negative Declaration (AEIS14-09, SCH 2015021037) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA).
3. Approve the General Plan Amendment (GPA2014-1) per the attached Resolution.
4. Introduce Rezone R2014-4 for first reading by title only per the attached Ordinance and schedule May 27, 2015 for second reading.
5. Approve Conditional Use Permit P2014-1 per the attached Resolution.

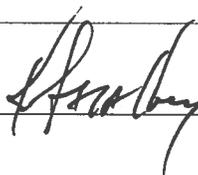
**NEGATIVE DECLARATION**

1. Name or description of project:	The Cameron Commercial Center (P2014-1, GPA2014-1, R2014-4, AEIS14-02) project would allow construction of approximately four commercial buildings including approximately 7,330 square feet of restaurant space and approximately 9,612 square feet of retail and office space on a 2.2-acre site. Proposed structures would accommodate approximately three restaurants, including one drive-thru restaurant at the northern end of the site. Structures would be single-story with the exception of a two-story retail/office building that would accommodate office space on the second floor.
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	West side of North Magnolia Avenue between Mission Gorge Road and Interstate 52 (APN 384-280-17)
3. Entity or Person undertaking project:	
A. Entity	Cameron Brothers Construction Company, LP
(1) Name:	Waneta Lee
B. Other (Private)	N/A
(1) Name:	
(2) Address:	
<p>The Lead Agency, having reviewed the Initial Study of this proposed project, having reviewed the written comments received prior to the public meeting of the Lead Agency, and having reviewed the recommendation of the Lead Agency's Staff, does hereby find and declare that the proposed project will not have a significant effect on the environment. A brief statement of the reasons supporting the Lead Agency's findings are as follows:</p> <p>The project site is located in an urbanized area and was previously developed with building and parking infrastructure that was demolished and removed in the year 2000. Existing services including water, sewer, and transportation infrastructure are available to serve the project. No significant adverse effects to any environmental resource areas were identified, as detailed in the attached Initial Study.</p> <p>The Lead Agency hereby finds that the Negative Declaration reflects its independent judgment. A copy of the Initial Study is attached.</p>	
<p>The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Lead Agency based its decision to adopt this Negative Declaration are as follows:  City of Santee  Development Services  10601 Magnolia Avenue  Santee, CA 92071</p>	
<p>Comments will be received from April 4, 2015 to May 4, 2015. Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency by May 4, 2015. Comments of all Responsible Agencies are also requested.</p>	
Phone No.: 619 248 4100	

Date Received  
for Filing: \_\_\_\_\_

MARCH 30, 2015

Staff \_\_\_\_\_



**CITY OF SANTEE**  
**INITIAL STUDY/ENVIRONMENTAL CHECKLIST FORM**  
(P2014-1, GPA2014-1, R2014-4, AEIS14-02)

Project Title: Cameron Commercial Center

Lead Agency Name and Address: City of Santee  
10601 Magnolia Avenue  
Santee, CA 92071

Contact Person and Phone Number: Kevin Mallory, (619) 258-4100 ext. 173

Project Location: West side of North Magnolia Avenue between  
Mission Gorge Road and Interstate 52  
(APN 384-280-17)

Project Sponsor's Name and Address: Waneta Lee  
Cameron Brothers Construction Company, LP  
10580 Prospect Avenue, Suite 200  
Santee, CA 92020

Property Owner: Cameron Brothers Construction Company, LP  
10580 Prospect Avenue, Suite 200  
Santee, CA 92020

General Plan Designation: GC - General Commercial / R2 - Low-Medium  
Density Residential, 2-5 du/acre

Zoning: GC/R2

All reports and documents referenced in this Initial Study are on file with the City of Santee, Department of Development Services, 10601 Magnolia Avenue, Santee, CA 92071 and a digital copy is available from the City website <http://www.ci.santee.ca.us/index.aspx?page=210>. Telephone Number (619) 258-4100, ext. 167.

**PROJECT DESCRIPTION**

The project includes a General Plan Amendment, Rezone, and a Conditional Use Permit to allow construction of approximately four commercial buildings including approximately 7,330 square feet of restaurant space and approximately 9,612 square feet of retail and office space on a 2.2-acre site. The General Plan Amendment and Rezone are needed to change the small area of residential zoning on the north side of the property to General Commercial (approximately 0.4 acre). Proposed structures would accommodate approximately three restaurants, including one drive-thru restaurant at the northern end of the site. Structures would be single-story with the exception of a two-story retail/office building that would accommodate office space on the second floor. The site would also be developed with parking, landscaping, and bio-retention areas. The site is designed to create a pedestrian-oriented development by providing internal pedestrian pathways, outdoor patios, and shade trees. A pedestrian walkway would provide access to the neighboring residential development. The site is accessed by two existing driveways from North Magnolia Avenue. A signalized intersection would be installed at the main project entrance on Magnolia Avenue, aligning with Rockville Street. Grading volumes would include approximately 600 cubic yards of cut and approximately 2,200 cubic yards of fill. An archeological monitor would be on-site during grading activities. Refer to Figure 1 for the proposed Site Plan.

**SURROUNDING LAND USES AND SETTING**

The project site is located on a vacant 2.2-acre parcel on the west side of North Magnolia Avenue between Mission Gorge Road and Interstate 52. The site is accessible from Magnolia Avenue and is approximately 300 feet south of Mission Gorge Road and a quarter mile north of State Route 52 (SR 52). The site is currently vacant and has been previously graded from a prior commercial use that has since been demolished. The project site is adjacent to residential land uses to the west and south (Cameron Mobile Estates). North of the project site is a gas station and automotive shop. Refer to Figure 2 for the Regional Location and Figure 3 for an aerial photograph of the project site and its surroundings.

**OTHER AGENCY APPROVALS REQUIRED**

San Diego Regional Water Quality Control Board

General Construction Permit

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agricultural Resources		Air Quality
	Biological Resources		Cultural Resources		Geology/Soils
	Hazards and Hazardous Materials		Hydrology/Water Quality		Land Use/Planning
	Mineral Resources		Noise		Population/Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities/Service Systems		Climate Change		Mandatory Findings of Significance

**DETERMINATION** (To be completed by the Lead Agency):

On the basis of this initial evaluation:

I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.	
I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.	
I find that the proposed project <b>MAY</b> have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, there <b>WILL NOT</b> be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier <b>EIR</b> or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier <b>EIR</b> or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, and nothing further is required	

**REASONS TO SUPPORT FINDINGS OF NEGATIVE DECLARATION**

1. The project would provide general goods and services to the community and would create jobs by providing commercial and office space in accordance with the General Plan designation for the site.
2. The project is located on a disturbed site in an urban area and would not result in a significant impact upon the environment.
3. The project is compatible with the Land Use Element and all other Elements of the General Plan that guide development to be consistent with the overall community character and contribute towards an overall positive visual identity because the proposed commercial center would be visually compatible and consistent with the existing environment. The proposed General Plan Amendment would change a small area of residential designation to commercial which would increase consistency with the General Plan land use map by providing a consistent commercial designation along Magnolia Avenue.
4. The commercial development is appropriately located along a major roadway to minimize traffic impacts. All utilities are readily available. The positioning of the buildings will screen the traffic noise on Magnolia Avenue from the internal portion of the project site and adjacent residential properties.
5. The project would create a pedestrian-oriented development by providing internal pedestrian pathways, a pedestrian walkway to the neighboring residential development, and access to transit facilities including a bus stop adjacent to the site and trolley station one mile east of the project site.
6. The project will not impede adoption of the City's Draft Multiple Species Conservation Program Subarea Plan because the project site is not proposed for preservation within the Draft Plan and is not located within the proposed preserve area.
7. The project would not contribute significantly to greenhouse gas emissions, nor would the project frustrate the intent of state policy relative to greenhouse gas emissions.

**ATTACHED FIGURES:**

Figure 1: Site Plan

Figure 2: Regional Location

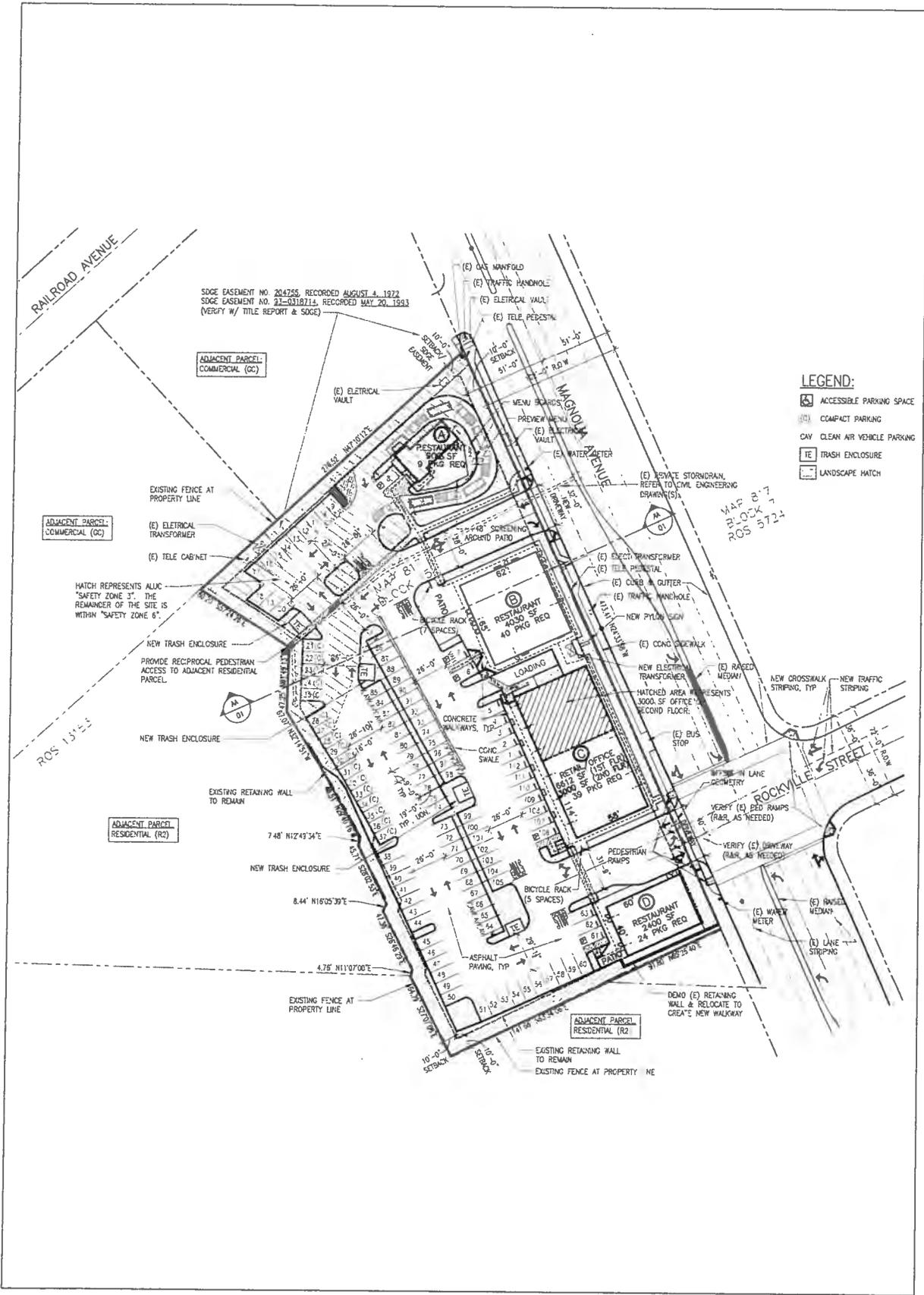
Figure 3: Project Location

  
\_\_\_\_\_  
Signature

Kevin Mallory, Principal Planner  
Printed Name and Title

MARCH 30, 2015  
Date

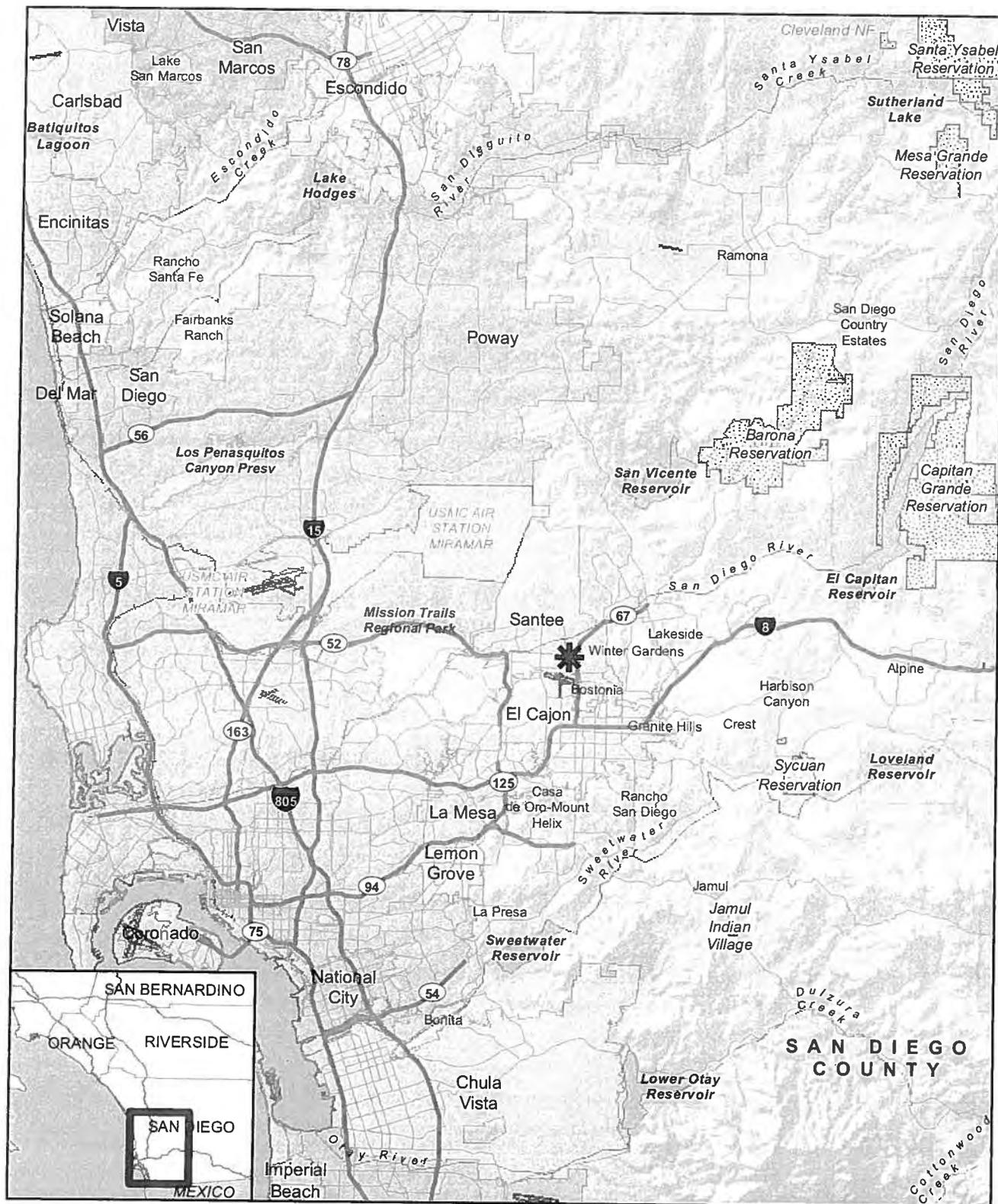
City of Santee  
For



0 Feet 40

Project Boundary

FIGURE 1  
Site Plan



 Project Location

RECON

M:\JOBS4\7702\common\_gis\fig2\_ISMND.mxd 1/16/2015 sab

FIGURE 2  
Regional Location



 Project Boundary

FIGURE 3  
Project Location on Aerial Photograph

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><b>I. AESTHETICS.</b> Would the project:</p>				
<p>a) Have a substantial adverse effect on a scenic vista?</p> <p>Source(s): City of Santee General Plan, Community Enhancement Element.</p> <p>No designated scenic vistas exist either on or adjacent to the site. The northern project boundary is adjacent to existing commercial uses at the intersection of North Magnolia Avenue and Mission Gorge Road/Woodside Avenue. Mission Gorge Road is located less than one-tenth of a mile north of the project site and is designated as a local scenic road in the Community Enhancement Element of the General Plan. However, the project would not change views from Mission Gorge Road because of intervening land uses and the fact that the project would add commercial uses that are visually similar to the commercial development that exists in the immediate vicinity of the project site and along Mission Gorge Road. Therefore, the project would not have a substantial adverse effect on a scenic vista.</p>			X	
<p>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</p> <p>Source(s): City of Santee General Plan, Community Enhancement and Circulation Elements.</p> <p>The project site is not located within view of a State scenic highway. In addition, the project site does not contain any trees, rock outcroppings, or historic buildings as the site is a vacant and disturbed from prior development. As a result, no impact would occur to scenic resources.</p>				X
<p>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</p> <p>Source(s): City of Santee General Plan</p> <p>The existing visual character of the area surrounding the property is influenced by the presence of the adjacent Mobile Home Park, heavily traveled roadways (North Magnolia Avenue, Mission Gorge Road, and SR 52), and surrounding commercial developments. The project would not degrade the existing visual character or quality of the site or its surroundings because it would add commercial and office buildings in an architectural style consistent with surrounding commercial developments. Structures are designed to vary the heights of different sections of buildings while still complying with the height limitations set forth in the zoning code. Buildings would be located adjacent to Magnolia Avenue which would limit views of the proposed parking lot from passing motorists. Exterior stucco with stone veneer would accent the buildings' elements and aesthetic metal and canvas canopies would function as shading devices to reduce solar heat gain while also shading some of the exterior patios. The color palette includes earth tones consistent with the surrounding developments. In addition, the project would not block any views or detract from important visual resources in the surrounding area. Impacts would be less than significant.</p>			X	

Issues & Supporting Information	Potentially Significant impact	Less Than Significant with Mitigation	Less Than Significant impact	No impact
<p>d) Create light or glare which would adversely affect day or nighttime views in the area?</p> <p>Source(s): City of Santee General Plan, Community Enhancement Element; City of Santee, Zoning Ordinance.</p> <p>The project would incrementally increase the amount of light and glare in the area from outdoor lighting associated with the proposed commercial center. Light spillover, trespass, and potential glare from project lighting are regulated by Section 17.30.030(B) of the Santee Municipal Code. LED lamps would be used and would be shielded to direct lighting downward. As a result, the project would result in less than significant impacts related to light, glare, and nighttime views.</p>			X	
<p><b>II. AGRICULTURAL RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and City Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agricultural and farmland. Would the project:</p>				
<p>a) Convert prime farmland, unique farmland, or farmland of statewide importance (farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p> <p>Source(s): City of Santee General Plan, Land Use Element; and City of Santee, Zoning Ordinance, Department of Conservation, Farmland Mapping and Monitoring Program.</p> <p>The project site does not contain any agricultural resources or operations. The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program. Therefore, the project would not result in the conversion of agricultural land or any Prime Farmland, Unique Farmland, or Farmland of Statewide importance to a non-agricultural use. No impact would occur.</p>				X
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; City of Santee, Zoning Ordinance.</p> <p>The project site is not within a Williamson Act Agriculture Preserve nor is the site zoned for agricultural purposes. Therefore, there is no conflict with agriculture zoning or Williamson Act lands. No impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; City of Santee, Zoning Ordinance.</p> <p>The project site does not contain any forest or timberland as defined by Public Resource code section 4526 or Government Code section 51104(g). No impact would occur.</p>				X
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; City of Santee, Zoning Ordinance.</p> <p>The project site does not contain any forest or timberland as defined by Public Resource code section 4526 or Government Code section 51104(g). No impact would occur.</p>				X
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to a non-forest use?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; and City of Santee, Zoning Ordinance</p> <p>Surrounding land use is developed and planned for residential or commercial use. There are no agricultural uses or forest lands on-site or in the vicinity of the project. Therefore, the project would not result in conversion of farmland or forest land to non-agricultural use. No impact would occur.</p>				X
<p><b>III. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p> <p>Source(s): City of Santee, General Plan, Land Use Element.</p> <p>The project is consistent with the City of Santee General Plan designation for commercial use with the rezone of approximately 0.4 acre of residential zoning to commercial, consistent with the remainder of the parcel and land uses north and south of the project site along Magnolia Avenue. Projects that propose development consistent with growth anticipated by applicable general plans are consistent with the Regional Air Quality Strategy Plan and the State Implementation Plan. Therefore, the project would not conflict with or obstruct the implementation of an applicable air quality plan and no impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact																																																																											
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> <p>Source(s): APCD requirements, Greenhouse Gas Analysis for the Cameron Commercial Center Project prepared by RECON Environmental, Inc.</p> <p>The primary source of air pollutants generated by the project would be from the 3,018 daily vehicle trips associated with the commercial center. The emissions associated with these daily vehicle trips are reported in Table 1, Operational Emissions. The project would also generate temporary construction emissions, shown in Table 2. These emission sources and associated significance thresholds are detailed below. .</p> <p>The San Diego Air Pollution Control District (SDAPCD) does not provide specific numeric thresholds for determining the significance of air quality impacts under California Environmental Quality Act (CEQA). However, the SDAPCD does specify Air Quality Impact Analysis trigger levels for new or modified stationary sources (SDAPCD Rules 20.2 and 20.3). For comparative purposes, these levels are used to evaluate emissions due to the project. Emissions due to construction and operation of the project were calculated using CalEEMod (CAPCOA 2013). The results are summarized in Table 1 (Operational Emissions) and Table 2 (Construction Emissions) below. The CalEEMod output is included as Attachment 1 to the Greenhouse Gas Analysis technical study.</p> <p style="text-align: center;"><b>TABLE 1. OPERATIONAL EMISSIONS (pounds/day)<sup>1</sup></b></p> <table border="1" data-bbox="250 1150 980 1583"> <thead> <tr> <th>Pollutant</th> <th>Area Emission</th> <th>Mobile Emission</th> <th>Total Emission</th> <th>Significance Threshold</th> </tr> </thead> <tbody> <tr> <td colspan="5"><b>Summer</b></td> </tr> <tr> <td>ROG</td> <td>2</td> <td>7</td> <td>9</td> <td>250</td> </tr> <tr> <td>NOx</td> <td>0</td> <td>8</td> <td>8</td> <td>250</td> </tr> <tr> <td>CO</td> <td>0</td> <td>41</td> <td>41</td> <td>550</td> </tr> <tr> <td>SOx</td> <td>0</td> <td>0</td> <td>0</td> <td>250</td> </tr> <tr> <td>PM<sub>10</sub></td> <td>0</td> <td>5</td> <td>5</td> <td>100</td> </tr> <tr> <td>PM<sub>2.5</sub></td> <td>0</td> <td>1</td> <td>1</td> <td>100</td> </tr> <tr> <td colspan="5"><b>Winter</b></td> </tr> <tr> <td>ROG</td> <td>2</td> <td>7</td> <td>9</td> <td>250</td> </tr> <tr> <td>NOx</td> <td>0</td> <td>8</td> <td>8</td> <td>250</td> </tr> <tr> <td>CO</td> <td>0</td> <td>50</td> <td>50</td> <td>550</td> </tr> <tr> <td>SOx</td> <td>0</td> <td>0</td> <td>0</td> <td>250</td> </tr> <tr> <td>PM<sub>10</sub></td> <td>0</td> <td>5</td> <td>5</td> <td>100</td> </tr> <tr> <td>PM<sub>2.5</sub></td> <td>0</td> <td>0</td> <td>0</td> <td>100</td> </tr> </tbody> </table> <p><sup>1</sup> Operational emissions are from the 3,018 daily vehicle trips attributable to the project as reported in the Traffic Impact Analysis prepared by Kimley-Horn and Associates.</p>	Pollutant	Area Emission	Mobile Emission	Total Emission	Significance Threshold	<b>Summer</b>					ROG	2	7	9	250	NOx	0	8	8	250	CO	0	41	41	550	SOx	0	0	0	250	PM <sub>10</sub>	0	5	5	100	PM <sub>2.5</sub>	0	1	1	100	<b>Winter</b>					ROG	2	7	9	250	NOx	0	8	8	250	CO	0	50	50	550	SOx	0	0	0	250	PM <sub>10</sub>	0	5	5	100	PM <sub>2.5</sub>	0	0	0	100			X	
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<p align="center"><b>TABLE 2. CONSTRUCTION EMISSIONS (pounds per day)</b></p> <table border="1"> <thead> <tr> <th>Pollutant</th> <th>Year 2016</th> <th>Significance Threshold</th> </tr> </thead> <tbody> <tr> <td>ROG</td> <td>45</td> <td>250<sup>1</sup></td> </tr> <tr> <td>NO<sub>x</sub></td> <td>40</td> <td>250<sup>2</sup></td> </tr> <tr> <td>CO</td> <td>29</td> <td>550<sup>2</sup></td> </tr> <tr> <td>SO<sub>x</sub></td> <td>0</td> <td>250<sup>2</sup></td> </tr> <tr> <td>PM<sub>10</sub></td> <td>9</td> <td>100<sup>2</sup></td> </tr> <tr> <td>PM<sub>2.5</sub></td> <td>5</td> <td>100<sup>3</sup></td> </tr> </tbody> </table> <p><sup>1</sup> The threshold for VOCs is based on the Environmental Protection Agency General Conformity Rule, which equates VOC and NO<sub>x</sub> emissions under the clean air act and applies the same limitation on VOC and NO<sub>x</sub> emissions in ozone non-attainment areas (Federal Register 2010).  <sup>2</sup> SDAPCD Rules 20.2 and 20.3.  <sup>3</sup> PM<sub>2.5</sub> threshold is equated to PM<sub>10</sub> as the SDAPCD does not set a limit on PM<sub>2.5</sub> and approximately 92 percent of PM<sub>10</sub> exhaust is PM<sub>2.5</sub> and 61 percent of mechanical PM<sub>10</sub> is PM<sub>2.5</sub> (SCAQMD 2006).</p> <p>As shown, construction and operational emissions would be less than the applicable thresholds for all criteria pollutants. Impacts would be less than significant.</p>	Pollutant	Year 2016	Significance Threshold	ROG	45	250 <sup>1</sup>	NO <sub>x</sub>	40	250 <sup>2</sup>	CO	29	550 <sup>2</sup>	SO <sub>x</sub>	0	250 <sup>2</sup>	PM <sub>10</sub>	9	100 <sup>2</sup>	PM <sub>2.5</sub>	5	100 <sup>3</sup>				
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<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?</p> <p>Source(s): APCD Requirements, General Plan, Land Use Element.</p> <p>The project involves grading and construction that could contribute to emissions of 10-micron particulate matter (PM<sub>10</sub>), a pollutant for which the state is in non-attainment status. As discussed in III(b), construction and operational emissions are projected to be less than the applicable thresholds for all criteria pollutants. In addition, all grading and construction activities would comply with applicable air quality regulations, detailed below. Cumulative projects in the area include the proposed Cameron Mobile Estates project located along Railroad Avenue, adjacent to the project site. Site work for the Cameron Mobile Estates would likely overlap to some degree with site preparation for the Cameron Commercial Center. It is estimated that the Cameron Mobile Estates site work would commence approximately 5 months after project approvals and would last for 4 months. Installation of manufactured homes would follow, estimated to occur over a 2- to 5-month period. Site work for the Cameron Commercial Center is anticipated to commence 5 to 6 months after project approval and last approximately 3 to 4 months. Building construction would commence after site work is complete and tenants are identified and is estimated to last approximately 6 to 8 months. As the Cameron Mobile Estates project was circulated for public review in February 2015, its approval is expected prior to the Cameron Commercial Center.</p> <p>No other past, present, or future projects were identified within the vicinity of the project. The project together with the identified cumulative project would not result in a significant cumulative impact because they would involve construction on less than 5 acres which would limit the quantity and duration of potential emissions. In addition, the project, and other projects in the air basin would be required to comply with SDAPCD rules</p>			X																						

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>and regulations, such as watering during grading activities, preventing "track out" onto streets, and limitations on idling time. Specific rules applicable to the project and other construction sites in the air basin include the following: Rule 50 (Visible Emissions), Rule 51 (nuisance), Rule 52 (particulate matter), Rule 54 (dust and fumes), Rule 55 (Fugitive Dust Control), and Rule 67 (architectural coatings), all of which will be adhered to as required by the SDAPCD. Compliance with these standards would ensure cumulative impacts would be less than significant.</p> <p>Furthermore, the project is consistent with the City of Santee General Plan designation for commercial use as amended with the proposed rezone of approximately 0.4 acre of residential zoning to commercial zoning, consistent with the remainder of the project site and commercial land uses to the north and south of the project along Magnolia Avenue. Therefore, the project represents development consistent with growth anticipated by applicable general plans, the Regional Air Quality Strategy Plan, and the State Implementation Plan.</p> <p>As a result of the limited scope of grading and construction required to implement the project, in combination with compliance with applicable regulation discussed above, the project would not cause or result in a cumulatively considerable net increase of any criteria pollutant or increase the frequency or severity of any existing non-attainment status. As a result, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and project impacts would be less than significant.</p>				
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p> <p>Source(s): APCD Requirements, Municipal Code</p> <p>No elderly care facilities or schools exist in the surrounding area; however, the site is adjacent to residential uses, which are considered sensitive receptors. Grading and construction of the project site could generate fugitive dust emissions from construction and grading equipment. However, these emissions are temporary and would not generate an ongoing, substantial source of emissions that could adversely affect surrounding sensitive receptors (e.g., residential uses). Implementation of standard grading and construction measures for dust control and pollution prevention as required by SDAPCD (e.g., watering during grading activities, preventing "track out" onto streets, and limitations on idling time) would avoid potential impacts. Specific rules applicable to the project include the following: Rule 50 (Visible Emissions), Rule 51 (nuisance), Rule 52 (particulate matter), Rule 54 (dust and fumes), Rule 55 (Fugitive Dust Control), and Rule 67 (architectural coatings), all of which will be adhered to as required by the SDAPCD. In addition, the proposed restaurant, retail, and office uses would not involve activities that would result in substantial pollutant concentrations during the operational phase of the project. Thus, the project would result in a less than significant impact related to exposure of sensitive receptors to substantial pollutant concentrations.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>e) Create objectionable odors affecting a substantial number of people?</p> <p>Source(s): APCD requirements, Project Design, Municipal Code.</p> <p>The project proposes a commercial center that would include three restaurants and retail and office space. These uses are not associated with the generation of objectionable odors. In addition, no source of objectionable odors was identified in the surrounding area. As a result, impacts would be less than significant.</p>			X	
<p><b>IV. BIOLOGICAL RESOURCES.</b> Would the project:</p>				
<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p> <p>Source(s): Project Description, Existing Conditions</p> <p>The project site is 100 percent disturbed as it has been previously graded and developed with commercial uses that have since been demolished. A majority of the site has existing concrete and asphalt and there are sparse areas of low-growing weedy species on portions of the site. Based on the disturbed nature of the project site and the lack of any natural habitats, the project would result in a less than significant impact to sensitive species.</p>			X	
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p> <p>Source(s): City of Santee, General Plan, Open Space Conservation Element, City of Santee Draft Multiple Species Conservation Program (MSCP) Subarea Plan</p> <p>Refer to response IV. a) above. The site does not contain any riparian habitat or sensitive natural community. The City of Santee Draft MSCP Subarea Plan identifies the site as developed and outside of the draft Santee MSCP Subarea Preserve. The project would result in a less than significant impact due to the disturbed nature of the site and the lack of riparian habitat or sensitive natural communities.</p>			X	
<p>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p> <p>Source(s): City of Santee, General Plan, Open Space Conservation Element, City of Santee Draft MSCP Subarea Plan</p> <p>No wetlands occur on-site. See response provided for IV. a) and IV. b) above.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p> <p>Source(s): City of Santee, General Plan, Open Space Conservation Element, City of Santee Draft MSCP Subarea plan</p> <p>The project site is not located in proximity to any wildlife corridors identified in the City of Santee Draft MSCP Subarea Plan. The project site is disturbed and is surrounded by existing developed lands in an urban area. As a result, the project would have a less than significant impact related to wildlife corridors and wildlife nursery sites.</p>			X	
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p> <p>Source(s): City of Santee Draft MSCP Subarea Plan</p> <p>The City does not currently have an MSCP Preserve Planning Area or Subarea Plan. However, the project does not conflict with or prevent implementation of the City's current draft Preserve Planning Area design because the project site is not located within the Draft Subarea Preserve and is not proposed for conservation. In addition, there are no trees located on the project site.</p>				X
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?</p> <p>Source(s): City of Santee Draft MSCP Subarea Plan</p> <p>See response provided for IV. e) above.</p>				X
<p><b>V. CULTURAL RESOURCES.</b> Would the project:</p>				
<p>a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?</p> <p>Source(s): City of Santee, General Plan Conservation Element</p> <p>The site is vacant and does not contain any structures. In addition, the site has been disturbed from prior grading and commercial use. Therefore, the project would not cause a substantial adverse change to a known historical resource. No impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?</p> <p>Source(s): City of Santee, General Plan Conservation Element; Geotechnical Investigation for Magnolia Avenue Property, prepared by Geocon Incorporated.</p> <p>The project site is surrounded by developed lands and has been previously disturbed. As a result, there is a low probability for significant cultural resources. In addition, the project site is not within an area identified in the Conservation Element with a potential for archaeological sites and the project would require minimal excavation (approximately 600 cubic yards of cut). Furthermore, as reported in the project's Geotechnical Investigation, the site contains undocumented fill with a thickness of 2.5 to 5 feet across the site. Undocumented fill does not have the potential for archaeological resources. As the site grading is minimal, and would involve removal of undocumented fill soils, the project has a very low potential of encountering buried archaeological resources. Therefore, the project would not cause a substantial adverse change to a known archaeological resource.</p> <p>Nonetheless, in the unlikely event cultural resources are encountered during construction, the project would comply with CEQA Guidelines section 15064.5, which includes immediately ceasing all work, evaluation of the potential resource by a qualified archeologist, and appropriate avoidance or resource recovery. In order to ensure compliance with CEQA Guidelines section 15064.5, a note shall be placed on the grading plans stating:</p> <ol style="list-style-type: none"> <li>1) An archaeological monitor shall be present on the project site during any cutting activities within the alluvial fill areas associated with project grading. In the event that cultural resources are identified, the archaeologist shall have the authority to divert construction activities until the significance of the resource and appropriate treatment is defined.</li> <li>2) If cultural resources are identified then that area shall be protected from disturbance using geotextile fabric or other suitable means to ensure that no disturbances to the cultural resources would occur. These specific measures shall be implemented to the satisfaction of the Director of Development Services.</li> </ol> <p>As a result of the prior site disturbance, minimal grading, in addition to archaeological monitoring of the site during grading, a less than significant impact would occur.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No impact
<p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p> <p>Source(s): City of Santee General Plan Conservation Element, Geotechnical Investigation for Magnolia Avenue Property, prepared by Geocon Incorporated.</p> <p>The site has been previously disturbed, including subsurface disturbance, which reduces the potential for discovery of paleontological resources or unique geologic features. The geotechnical investigation identified 2.5 to 5 feet of undocumented fill on the project site, underlain by alluvium and granitic rock. There is no known paleontological or significant geologic feature located on the project site. In addition, approximately 600 cubic yards of soil excavation would be required during grading operations, which would result in a low potential for uncovering buried paleontological resources due to the limited ground disturbance required and the fact that the site has been previously graded from prior development. Therefore, the project would result in a less than significant impact to paleontological or geologic resources.</p>			X	
<p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p> <p>Source(s): City of Santee General Plan Conservation Element, Municipal Code.</p> <p>See V. b) above.</p>				X
<p><b>VI. GEOLOGY AND SOILS.</b> Would the project:</p>				
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<p>i. Rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?</p> <p>Sources(s): Geotechnical Investigation for the Magnolia Avenue Property, prepared by Geocon Incorporated</p> <p>The project is not located within an area that has been identified as having a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. As a result, the risk of rupture of the ground surface would be unlikely. The nearest known earthquake faults, Newport-Inglewood and Rose Canyon faults, are located approximately 14 miles west of the site. Therefore, the project would not expose people or structures to significant risk of loss injury or death involving rupture of an earthquake fault.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>ii. Strong seismic ground shaking?</p> <p>Source(s): City of Santee Municipal Code; Engineering Division; Geotechnical Investigation for the Magnolia Avenue Property, prepared by Geocon Incorporated</p> <p>There are seven known active faults within a search radius of 50 miles from the property with potential to cause strong seismic ground shaking in Santee. However, as the project would be required to comply with all seismic standards of the California Building Code, the impact would be less than significant.</p>			X	
<p>iii. Seismic-related ground failure, including liquefaction?</p> <p>Source(s): City of Santee, General Plan, Safety and Conservation Elements; Geotechnical Investigation for the Magnolia Avenue Property, prepared by Geocon Incorporated</p> <p>The project is located in Geotechnical Hazard Zone "C3" according to the Safety Element of the General Plan. Zone C3 is classified as having a "low to moderate" potential for liquefaction. The geotechnical study prepared for the project site found that due to the dense nature of the underlying soils and underlying granitic rock, the potential for liquefaction and seismically induced settlement is considered negligible. Impacts would be less than significant.</p>			X	
<p>iv. Landslides?</p> <p>Source(s): City of Santee, General Plan, Safety and Conservation Elements; City of Santee Municipal Code; Engineering Division; Geotechnical Investigation for the Magnolia Avenue Property, prepared by Geocon Incorporated</p> <p>The project is located in Geotechnical Hazard Zone "C3" according to the Safety Element of the General Plan. Zone C3 is classified as "generally to marginally" susceptible to landslides. However, the project site is flat with 90 percent of the site having a 0-10 percent gradient. No landslides have been observed on the project site or in the vicinity of the project site. As a result, a less than significant impact would result.</p>			X	
<p>b) Result in substantial soil erosion or the loss of topsoil?</p> <p>Source(s): City of Santee Municipal Code, Engineering Division</p> <p>The project site is flat which limits the potential for substantial soil erosion. In addition, the project would include landscaping which would minimize erosion potential. The project is required to comply with the Sections 15.58.140 (Erosion Control Plans) of the City of Santee Municipal Code. Due to these factors, it has been found that the project would not result in unprotected erodible soils or significantly increased erosion potential.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant impact	No Impact
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p> <p>Source(s): City of Santee, General Plan, Safety and Conservation Elements; Geotechnical Investigation for the Magnolia Avenue Property, prepared by Geocon Incorporated</p> <p>The geotechnical study prepared for the project site found that the underlying soils are dense to very dense and are underlain by granitic rock. In addition, there is an absence of shallow groundwater. These site characteristics represent stable site geology that would not be subject to landslide, lateral spreading, subsidence, liquefaction, or collapse. See also VI. a) iii above. As a result, impacts would be less than significant.</p>			X	
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the current Uniform Building Code, creating substantial risks to life or property?</p> <p>Source(s): Geotechnical Investigation for the Magnolia Avenue Property, prepared by Geocon Incorporated</p> <p>The project is located in Geotechnical Hazard Zone "C3" according to the Seismic Safety Element of the General Plan. Zone C3 is classified as having a variable potential for soil expansion. The project geotechnical study found that soils on-site are both non-expansive and expansive as defined by the California Building Code. However, of the expansive soils, the study indicates that the majority of soil encountered during site grading would possess a "low" expansion potential (21-50 expansion index). As a result, the impact would be less than significant.</p>			X	
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p> <p>Source(s): Public Service Availability Forms from Padre Dam Municipal Water District</p> <p>The project would be served by public sewer. No impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><b>VII. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:</p>				
<p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p> <p>Source(s): Project Description</p> <p>The project would involve standard grading and construction activities which require temporary use of fuels and other hazardous materials. Future commercial uses would involve the routine use of hazardous materials (cleaners, degreasers, etc.). However, such materials are ubiquitous and would be handled according to manufacturer labeling and applicable regulations. As a result, a less than significant hazard to the public or environment would result from the project.</p>			X	
<p>b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p> <p>Source(s): Project Description</p> <p>The project does not involve a use that would result in foreseeable upset and accident conditions from the release of hazardous materials into the environment. The proposed commercial and office uses would be associated with the routine use of common hazardous materials (see response above); however, significant hazards due to upset and accident conditions involving the release of hazardous materials would not occur. Impacts would be less than significant.</p>			X	
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p> <p>Source(s): Santee School District website</p> <p>The project site is not located within one-quarter mile of an existing or proposed school. As a result, no impact would occur.</p>				X
<p>d) Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p> <p>Source(s): California Department of Toxic Substances Control, EnviroStor Database; Geotracker Database, San Diego County Department of Environmental Health Environmental Assessment Listing</p> <p>The project site is not identified on the California Department of Toxic Substances Control, Hazardous Waste and Substances Site List compiled pursuant to Government Code Section 65962.5. However, there was an Environmental Assessment Case Listing for the project site on the Geotracker website. The case was for remediation of a leaking underground storage tank (LUST) (RB Case #9UT979, Loc Case #H26483-001). The site has been remediated and the case is now closed. As a result, the site does not pose a hazard to the public or the environment, a less than significant impact would occur.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p> <p>Source(s): Gillespie Field Airport Land Use Compatibility Plan (ALUCP); Federal Aviation Administration (FAA) Determination of No Hazard to Air Navigation; San Diego County Regional Airport Authority, Airport Land Use Commission Consistency Determination dated June 24, 2014</p> <p>The northwest corner of the property is located within Safety Zone 3 of the Gillespie Field Airport. The remainder of the site is within Safety Zone 6. The location of the Safety Zone boundary is depicted on Figure 1 as hatching in the northwest corner of the project site. The FAA has completed an aeronautical study showing that the proposed structures would not exceed obstruction standards and would not be a hazard to air navigation provided certain conditions are met. An Application for Determination of Consistency was submitted to the Airport Land Use Commission (ALUC). The ALUC determined the project would be "conditionally consistent" with the Gillespie Field ALUCP based on the following facts and findings:</p> <ol style="list-style-type: none"> <li>1) The project involves a General Plan Amendment and Zone Reclassification to construct three buildings for restaurant and retail sales uses on a vacant property.</li> <li>2) The project is located outside the 60 decibel community noise equivalent level (dB CNEL) noise contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.</li> <li>3) The project is in compliance with the airspace protection surfaces of the ALUCP because the project sponsor has certified that the project does not penetrate the lowest airspace protection surface over the property and does not meet notification criteria of the FAA due to substantial shielding of the property by existing structures and natural terrain.</li> <li>4) The project is located within Safety Zones 3 and 6. The ALUCP identifies retail sales and eating and drinking establishment uses located within Safety Zone 6 as compatible. Within Safety Zone 3 these uses are conditionally compatible provided that the portion of the project site within that zone complies with an intensity of 130 people per acre and 60 percent lot coverage. The portion of the project site within Safety Zone 3 would result in 90 people per acre within 12 percent lot coverage, which would be compatible with Safety Zone 3.</li> <li>5) The project is located within the overflight notification area, but does not contain any residential use subject to notification requirements.</li> </ol> <p>As a result, the project would be "conditionally consistent" with the Gillespie Field ALUCP and would not result in a safety hazard for people residing or working in the project area.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>f) For a project in the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p> <p>Source(s): City of Santee, General Plan, Safety Element</p> <p>There is no private airstrip in the City of Santee. No impact would occur.</p>				X
<p>g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?</p> <p>Source(s): City of Santee, General Plan Safety Element; City of Santee, Emergency Operations Plan; and Fire Department.</p> <p>The project includes provision for emergency response access. The Fire Department has reviewed the project and has determined adequate emergency access is available to the project site. Therefore, the project would not impair implementation of, or physically interfere with emergency response.</p>			X	
<p>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p> <p>Source(s): General Plan, Safety and Conservation Elements; Santee Municipal Code-Urban Wildland Interface, Santee Fire Department.</p> <p>The project is located within an urbanized area and is not within or adjacent to a California Department of Forestry State Responsibility Area for Wildland fire protection. The Fire Department has reviewed the project and has determined adequate emergency access is available to the project site. Project design elements are required to conform to City Code for wildland fire protection. As a result, impacts would be less than significant.</p>			X	
<b>VIII. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
<p>a) Violate any water quality standards or waste discharge requirements?</p> <p>Source(s): General Plan, Conservation Element; Regional Water Quality Control Board Basin Plan; Storm Water Management Plan prepared by KARN Engineering and Surveying, Inc.</p> <p>The project is located in the San Diego Watershed, Hydrologic Unit Basin Number 907.12. The site drains to the San Diego River which is impaired for sediments, nutrients, trash and debris, oxygen-demanding substances, oil and grease, bacteria and viruses, and pesticides.</p> <p>According to the San Diego Basin Plan, the beneficial uses of the San Diego River include use of water for industrial purposes, both contact and non-contact recreational uses, and for habitat purposes including warm freshwater habitat, wildlife habitat and habitat for rare, threatened or endangered species. A potential beneficial use is municipal use.</p> <p>The project would not adversely affect any beneficial uses of the San Diego River because the project would treat storm water on-site to ensure pollutants do not adversely affect receiving waters. The project</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>incorporates bio-retention swales, pavements pitched towards landscaping, and curb cuts to landscaping that would treat runoff during project operations.</p> <p>The proposed commercial development is associated with potential pollutants including sediments, nutrients, organic compounds, trash and debris, oxygen-demanding substances, oil and grease, bacteria and viruses, and pesticides. However, with incorporation of the proposed best management practices (BMPs) and Low Impact Development measures such as bio-retention swales, potential pollutants would be treated on-site and no significant sources of chemicals or compounds would contaminate surface water sources so as to decrease the quality of surface water to below standards as established by the San Diego Regional Water Quality Control Board's Basin Plan, Surface Water Quality Objectives. As a result, less than significant impacts to water quality would occur.</p> <p>In addition, the project would incorporate construction and post-construction BMPs in compliance with the City's Standard Urban Storm Water Mitigation Plan. For example, BMPs employed during the construction phase would include fiber rolls, street sweeping and vacuuming, and storm drain inlet protection. The project would also be required to obtain a general storm water construction permit from the Regional Board which will require preparation of a Storm Water Pollution Prevention Plan (SWPPP). Therefore, as detailed in the project's Storm Water Management Plan, impacts would be less than significant.</p>				
<p>b) Substantially degrade the quality of, or deplete supplies of groundwater resources or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?</p> <p>Source(s): City of Santee, General Plan, Conservation Element; Storm Water Management Plan prepared by KARN Engineering and Surveying, Inc.</p> <p>The project would obtain its water supply from the Padre Dam Municipal Water District and would not use groundwater supply for any purpose. Therefore, the project would not deplete supplies of groundwater resources and a less than significant impact would occur.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on-or off-site?</p> <p>Source(s): Storm Water Management Plan prepared by KARN Engineering and Surveying, Inc.; Drainage Study for Cameron Commercial Center prepared by KARN Engineering.</p> <p>The project would include landscaping and pervious areas. Bio-retention swales within proposed parking islands would treat runoff and would be conveyed through curb cuts and ultimately into a subsurface storm drain system. Larger flows would be conveyed at the surface through proposed curb and gutter system. The project would not substantially alter the drainage pattern of the site or the surrounding area in a manner that could result in substantial erosion because the site design directs flows to landscaped areas. There are no streams or rivers on-site or in the surrounding area. With implementation of the proposed BMPs, including bio-retention swales and proposed landscaping, the project would not result in substantial erosion or siltation on- or off-site. As a result, impacts would be less than significant.</p>			X	
<p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate of amount of surface runoff in a manner which would result in flooding on-or off-site?</p> <p>Source(s): Same as VIII. d) above.</p> <p>The project would not substantially alter the existing drainage pattern as discussed in response to VIII. d). As a result, the project would result in a less than significant impact related to runoff rates and flooding hazards.</p>			X	
<p>e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?</p> <p>Source(s): Storm Water Management Plan prepared by KARN Engineering and Surveying, Inc.; Drainage Study for Cameron Commercial Center prepared by KARN Engineering</p> <p>See response to VIII. a), c), and d) above.</p>			X	
<p>f) Otherwise substantially degrade water quality?</p> <p>Source(s): Storm Water Management Plan prepared by KARN Engineering and Surveying, Inc.; Drainage Study for Cameron Commercial Center prepared by KARN Engineering</p> <p>The project would incorporate BMPs to prevent polluted storm water runoff in accordance with the Storm Water Management and Discharge Control Ordinance. See also response to VIII. c) above. As a result, impacts would be less than significant.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>g) Place housing within a 100-year flood hazard area as a mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p> <p>Source(s): City of Santee, General Plan, Safety Element</p> <p>The project does not propose housing and is not located within the 100-year floodplain or dam break inundation areas as delineated in the City of Santee Safety Element.</p>				X
<p>h) Place, within a 100-year flood hazard area, structures which would impede or redirect flood flows?</p> <p>Source(s): City of Santee, General Plan, Safety Element</p> <p>The proposed commercial center is located outside of a 100-year flood hazard area. As a result, the project would not have the potential to impede or redirect flows and no impact would occur.</p>				X
<p>i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</p> <p>Source(s): City of Santee, General Plan, Safety Element</p> <p>See response to VIII. h) and i) above.</p>				X
<p>j) Inundation by seiche, tsunami, or mudflow?</p> <p>Source(s): Geotechnical Investigation for Magnolia Avenue Property, prepared by Geocon Incorporated</p> <p>The project site is located 17 miles inland from the coast, at approximately 377 feet mean sea level (MSL). The risk of tsunami is negligible due to the distance from the ocean and high elevation. There would be no risk from a seiche as the site is not located near a body of water. The project would not be at risk for mudflow because the site is generally flat and underlain by granitic rock and surrounded by urbanization. No impact would occur.</p>				X
<p><b>IX. LAND USE AND PLANNING. Would the project:</b></p>				
<p>a) Physically divide an established community?</p> <p>Source(s): City of Santee, General Plan, Land Use Element</p> <p>The project is a commercial center within an urbanized area with direct access from North Magnolia Avenue. The project would add a commercial amenity at a vacant, disturbed site along an existing commercial corridor and would not physically divide a community. The project is consistent with the General Plan Land Use Designation for commercial use for a majority of the project site. A small portion of the site (approximately 0.4 acre) is currently designated for residential use and would be changed to a commercial General Plan designation; however, this area is currently vacant and does not support any residential use. Thus, the project would not physically divide an established community. No impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>b) Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; Zoning Ordinance</p> <p>A small portion of the project site is designated for residential use (approximately 0.4 acre); however, the project includes a Rezone and General Plan Amendment to designate this land for commercial use consistent with the remainder of the project site and consistent with the adjacent commercial property to the north. This change would be consistent with the land use map by providing commercial uses along the North Magnolia frontage consistent with surrounding commercial designations along North Magnolia Avenue. As a result, the project would not conflict with any plan, policy or regulation adopted for the purpose of mitigating an environmental effect. A less than significant impact would occur.</p>			X	
<p>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</p> <p>Source(s): City of Santee, General Plan, Land Use Element; City of Santee Draft MSCP Subarea Plan</p> <p>The City does not currently have an approved habitat conservation plan or natural community conservation plan. However, the project does not conflict with or prevent implementation of the City's current draft MSCP Preserve Planning Area design because the project site is not located within the Draft Subarea Preserve, is identified as developed lands, and is not proposed for conservation.</p>				X
<p><b>X. MINERAL RESOURCES.</b> Would the project:</p>				
<p>a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?</p> <p>Source(s): City of Santee General Plan, Conservation Element</p> <p>In Santee, the areas with potential mineral resources are located primarily along the floodplain of the San Diego River and on hills underlain by granitic rocks. The project site is not located within an area of known mineral resources. In addition, the small parcel size and existing development in the surrounding area would limit the viability of mineral resource extraction. No impact would occur.</p>				X
<p>b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</p> <p>Source(s): City of Santee General Plan, Conservation Element</p> <p>See response to X. a) above.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><b>XI. NOISE.</b> Would the project result in:</p> <p>a) Exposure of persons to or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p> <p>Source(s): General Plan, Noise Element</p> <p>The proposed commercial center would generate stationary noise which is regulated by the City's Noise Abatement and Control Ordinance. In general, noise from restaurants, office, and retail uses is largely a function of traffic. Figure 7-1 of the Noise Element identifies the project site as within the existing 60 day-night average sound level (<math>L_{dn}</math>) roadway and freeway noise contours for Mission Gorge Road and Magnolia Avenue. Future traffic noise levels along these roadways were identified based on the General Plan build out noise levels identified in the General Plan Noise Element as Figure 7-2, Future Noise Levels. As the majority of the project site is designated for commercial use in the General Plan (approximately 82 percent of the site), the analysis of build out noise shown on General Plan Figure 7-2 considers the project's contribution to traffic noise along area roadways. As identified in Figure 7-2, the traffic noise generated by the project in addition to future projects at build out is estimated to be 65 <math>L_{dn}</math>.</p> <p>The Noise Element of the General Plan identifies noise levels up to 70 <math>L_{dn}</math> as generally acceptable for commercial land uses. As a result, the project site would be subject to noise generally considered acceptable for the proposed land uses based on the Noise/Land Use Compatibility Guide provided in the General Plan Noise Element (Figure 7-3). In addition, the proposed design of the commercial center orients structures away from the street but adjacent to the roadway, which would provide additional sound attenuation from Magnolia Avenue traffic noise within the commercial center and for the adjacent residential uses to the west.</p> <p>As no other noise-generating sources have been identified in the surrounding area, and the proposed commercial use would not generate significant noise levels, the project would not expose people to noise levels in excess of the established standards.</p>			X	
<p>b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?</p> <p>Source(s): General Plan, Noise Element; Santee Municipal Code.</p> <p>The proposed commercial use would involve standard construction activities that would not require the use of equipment that would create significant ground borne vibration or ground borne noise and no uses have been identified in the area that produce such noise impacts. Use of vibration producing construction equipment is not anticipated. In addition, minimal grading is proposed. As a result, a less than significant impact would occur.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) A substantial <u>permanent</u> increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Source(s): General Plan, Noise Element</p> <p>The proposed commercial use is anticipated to have noise characteristics consistent with the General Plan Noise Element Land Use Compatibility Guide (Figure 7-3) for commercial use which identifies up to 70 L<sub>dn</sub> as normally acceptable. The proposed commercial center would not result in a substantial increase in the existing ambient noise in the vicinity of the project because commercial use is not associated with substantial noise generation. The additional vehicle trips associated with the project represent the greatest noise source. However, the additional traffic noise would not be considered substantial considering the existing traffic noise from Magnolia Avenue and Mission Gorge Road and because a share of project traffic would be considered existing pass-by trips. As a result, the project would not result in a permanent increase in ambient noise levels in the project vicinity and impacts would be less than significant.</p>			X	
<p>d) A substantial <u>temporary</u> or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>Source(s): General Plan, Noise Element; Santee Municipal Code (Chapter 8.12)</p> <p>Ambient noise levels in the project vicinity may increase for a temporary period due to construction activity. Temporary construction activity noise is allowed pursuant to the operational limitations established in the Municipal Code for the protection of public health, safety, and welfare of sensitive receptors. Construction activities would likely require operation of the following construction equipment: 1 paver, 1 roller, 1 paving equipment, 1 grader, 1 loader, 1 backhoe, forklifts, and welders. Noise from construction equipment is required to comply with Section 8.12.290 of the Santee Municipal Code, which prohibits noise levels in excess of 75 decibels for more than 8 hours during any 24-hour period when measured at or within the property lines of any property that is developed and used either in part or in whole for residential purposes. Typical noise levels from a piece of construction equipment would generate approximately 81 A-weighted average sound level [dB(A) L<sub>eq</sub>] at 50 feet from its source and noise attenuates at a rate of 6 dB per doubling of distance (Federal Transit Administration 2006). Therefore, a noise level of 81 dB(A) L<sub>eq</sub> at 50 feet would attenuate to 75 dB(A) L<sub>eq</sub> at 100 feet from the source of noise. Assuming that the acoustic center of construction activities is the center of the project site, noise levels at the closest residential use (homes to the south and west) 100 feet from the center of construction activity would be 75 dB(A) L<sub>eq</sub>. With Municipal Code compliance, impacts associated with temporary noise would be less than significant.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project <u>expose</u> people residing or working in the project area to excessive noise levels?</p> <p>Source(s): City of Santee General Plan, Safety Element, Gillespie Field Airport Land Use Compatibility Plan; San Diego County Regional Airport Authority, Airport Land Use Commission Consistency Determination dated June 23, 2014</p> <p>The project site is located within Safety Zone 3 and 6 of the Gillespie Field Airport. An Application for Determination of Consistency was submitted to the ALUC. The ALUC Consistency Determination found that the project site is located outside the 60 dB CNEL noise contour and would be "conditionally consistent" with the Gillespie Field ALUCP. As a result, the project would not expose people to excessive noise levels from airport noise.</p>			X	
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p> <p>Source(s): General Plan</p> <p>There are no private airstrips within City Limits. No impact would occur.</p>				X
<p><b>XII. POPULATION AND HOUSING.</b> Would the project:</p>				
<p>a) Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p> <p>Source(s): Project Description</p> <p>The project is for a commercial center that would support existing and planned growth identified in the General Plan. The commercial center would be located in an area where public services and infrastructure are available. Therefore, the project would not induce growth.</p>			X	
<p>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</p> <p>Source(s): Project Description</p> <p>The site is currently vacant and no homes would be displaced. As a result, no impact would occur.</p>				X
<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p> <p>Source(s): Project Description</p> <p>The site is currently vacant and no housing or people would be displaced. As a result, no impact would occur.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant impact	No Impact
<b>XIII. PUBLIC SERVICES.</b> Would the project:				
a) Would the project result in substantial adverse physical impacts associated with the <u>provision</u> of new or physically altered governmental facilities, <u>need</u> for new or physically altered governmental facilities, <u>the construction of which</u> could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?  Source(s): City of Santee, General Plan, Safety Element; Fire Department  Existing fire services are available to serve the proposed project and no new facilities would be needed. As a result, impacts would be less than significant.			X	
ii. Police protection?  Source(s): City of Santee General Plan, Safety Element; Sheriff Department  Existing police protection is adequate to serve the project. The project would not necessitate the need for any new police facilities. As a result, impacts would be less than significant.			X	
iii. Schools?  Source(s): City of Santee General Plan, Safety Element; Santee School District  The project is a commercial center that would provide retail services to the community. The project would not necessitate the construction of new school facilities or create the need for new school facilities. As a result, no impact would occur.				X
iv. Parks?  Source(s): City of Santee Parks and Recreation Facilities Master Plan; Municipal Code  The project would not adversely affect existing City park facilities or create the need for new park facilities because the project is a commercial center that would provide retail services to the community that would not generate demand for new parks. As a result, the project would not necessitate the need for construction of new parks.				X
v. Other public facilities?  Source(s): City of Santee, General Plan, Safety Element  All public facilities are available to serve the proposed project. As a result, impacts would be less than significant.			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p><b>XIV. RECREATION.</b> Would the project:</p>				
<p>a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p> <p>Source(s): City of Santee Municipal Code</p> <p>The project would not adversely affect existing City park facilities or create the need for new park facilities as the project is a commercial center that would provide retail services to the community and not create additional demand for parks. The project would not necessitate the need for construction of new parks and would not result in a substantial physical deterioration of existing parks. As a result, no impact would occur.</p>				X
<p>b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?</p> <p>Source(s): Project Description</p> <p>No recreational facilities are required or proposed as part of the project. As a result, no impact would occur from the construction or expansion of recreational facilities.</p>				X
<p><b>XV. TRANSPORTATION/TRAFFIC.</b> Would the project:</p>				
<p>a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p> <p>Source(s): Traffic Impact Analysis for Magnolia Avenue Retail dated January 21, 2015 prepared by Kimley-Horn and Associates.</p> <p>No conflicts with any applicable plans, ordinances or policies for establishing effectiveness of the circulation system have been identified. The project would not conflict with the provision of pedestrian, bicycle or mass transit facilities and the project is located in an urban area which has access to mass transit. The project also provides bicycle parking and pedestrian access.</p> <p>Regarding the performance of area roadways and intersections, a Traffic Impact Analysis was prepared that evaluates the functioning of area roadways and intersections with the project. The study area reflects the primary ingress/egress points to and from the project site and the surrounding roadways. Studied intersections include:</p> <ul style="list-style-type: none"> <li>• Magnolia Avenue &amp; Mission Gorge Road/Woodside Avenue</li> <li>• Magnolia Avenue &amp; Project Driveway</li> <li>• Magnolia Avenue &amp; Rockville Street</li> </ul> <p>Road segments analyzed include the four legs of the Magnolia Avenue and Mission Gorge Road intersection.</p>			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact																																																																																							
<p>As detailed in the Traffic Impact Analysis, the project would generate 3,018 average daily trips based on the SANDAG trip generation rates for the proposed land uses. A Level of Service (LOS) analysis was completed for study area intersections and roadways considering the existing plus project conditions. As detailed in the Traffic Impact Analysis, and summarized in Table 3, all intersections in the study area would operate at LOS D or better with the addition of project traffic. While the City of Santee encourages LOS C throughout the circulation network, the project does not cause a drop to LOS E or F, which would prohibit the City from approving a development without overriding social or economic benefits in accordance with Circulation Element Policy 1.8. Roadway segments would also function at LOS C or better with the addition of the project (Table 4). As detailed in the tables below, the addition of the project would not result in any significant impacts at study area intersections or roadway segments.</p> <p><b>Table 3. Peak-Hour Intersection LOS Summary - Existing with Project Conditions</b></p> <table border="1"> <thead> <tr> <th>Intersection</th> <th>Peak Hour</th> <th>Existing Baseline LOS</th> <th>Existing w/ Project LOS</th> <th>Change in Delay</th> <th>Significant ?</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Magnolia Avenue &amp; Mission Gorge Road/ Woodside Avenue</td> <td>AM</td> <td>D</td> <td>D</td> <td>1.2</td> <td>No</td> </tr> <tr> <td>PM</td> <td>D</td> <td>D</td> <td>0.5</td> <td>No</td> </tr> <tr> <td rowspan="2">Magnolia Avenue and Project Driveway</td> <td>AM</td> <td>-</td> <td>A</td> <td>-</td> <td>No</td> </tr> <tr> <td>PM</td> <td>-</td> <td>B</td> <td>-</td> <td>No</td> </tr> <tr> <td rowspan="2">Magnolia Avenue and Rockville Street<sup>1</sup></td> <td>AM</td> <td>B</td> <td>A</td> <td>-10.8</td> <td>No</td> </tr> <tr> <td>PM</td> <td>B</td> <td>A</td> <td>-4.3</td> <td>No</td> </tr> </tbody> </table> <p><sup>1</sup> Includes proposed signalized intersection                      Source: Kimley-Horn and Associates, Traffic Impact Analysis</p> <p><b>Table 4. Roadway Segment LOS Summary - Existing with Project Conditions</b></p> <table border="1"> <thead> <tr> <th>Roadway Segment</th> <th>Existing Baseline LOS</th> <th>Existing w/ Project LOS</th> <th>Change in ADT</th> <th>Change in Volume/ Capacity</th> <th>Significant ?</th> </tr> </thead> <tbody> <tr> <td colspan="6"><b>Magnolia Avenue</b></td> </tr> <tr> <td>North of Mission Gorge Rd.</td> <td>C</td> <td>C</td> <td>1358</td> <td>0.034</td> <td>No</td> </tr> <tr> <td>South of Mission Gorge Rd.</td> <td>B</td> <td>B</td> <td>2263</td> <td>0.038</td> <td>No</td> </tr> <tr> <td colspan="6"><b>Mission Gorge Road</b></td> </tr> <tr> <td>West of Magnolia Avenue</td> <td>A</td> <td>A</td> <td>604</td> <td>0.010</td> <td>No</td> </tr> <tr> <td colspan="6"><b>Woodside Avenue</b></td> </tr> <tr> <td>East of Magnolia Avenue</td> <td>C</td> <td>C</td> <td>302</td> <td>0.007</td> <td>No</td> </tr> </tbody> </table> <p>Source: Kimley-Horn and Associates, Traffic Impact Analysis</p> <p>An analysis of potential cumulative impacts to area roadways and intersections was also conducted. Several projects in the vicinity of the project were identified for consideration in the cumulative analysis. To account for both identified cumulative projects and other not yet identified by the City of Santee, a traffic volume linear growth between the existing and horizon year conditions was calculated for each roadway segment and intersection movement. As shown in Tables 5 and 6, no significant cumulative impact would occur at nearby roadway segments or intersections.</p>	Intersection	Peak Hour	Existing Baseline LOS	Existing w/ Project LOS	Change in Delay	Significant ?	Magnolia Avenue & Mission Gorge Road/ Woodside Avenue	AM	D	D	1.2	No	PM	D	D	0.5	No	Magnolia Avenue and Project Driveway	AM	-	A	-	No	PM	-	B	-	No	Magnolia Avenue and Rockville Street <sup>1</sup>	AM	B	A	-10.8	No	PM	B	A	-4.3	No	Roadway Segment	Existing Baseline LOS	Existing w/ Project LOS	Change in ADT	Change in Volume/ Capacity	Significant ?	<b>Magnolia Avenue</b>						North of Mission Gorge Rd.	C	C	1358	0.034	No	South of Mission Gorge Rd.	B	B	2263	0.038	No	<b>Mission Gorge Road</b>						West of Magnolia Avenue	A	A	604	0.010	No	<b>Woodside Avenue</b>						East of Magnolia Avenue	C	C	302	0.007	No				
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<b>Issues &amp; Supporting Information</b>	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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**Table 5. Peak-Hour Intersection LOS Summary – Near Term 2015 Conditions (Cumulative Condition)**

Intersection	Peak Hour	Near Term Baseline	Near Term w/ Project	Change in Delay	Significant ?
		LOS	LOS		
Magnolia Avenue & Mission Gorge Road/ Woodside Avenue	AM	D	D	1.2	No
	PM	D	D	0.5	No
Magnolia Avenue and Project Driveway	AM	-	A	-	No
	PM	-	B	-	No
Magnolia Avenue and Rockville Street <sup>1</sup>	AM	C	A	-14.3	No
	PM	D	A	-36.2	No

<sup>1</sup> Includes proposed signalized intersection  
Source: Kimley-Horn and Associates, Traffic Impact Analysis

**Table 6. Roadway Segment LOS Summary – Near Term 2015 Conditions (Cumulative Condition)**

Roadway Segment	Near Term Baseline	Near Term w/ Project	Change in ADT	Change in Volume/ Capacity	Significant ?
	LOS				
Magnolia Avenue					
North of Mission Gorge Rd.	C	C	1358	0.034	No
South of Mission Gorge Rd.	B	B	2263	0.037	No
Mission Gorge Road					
West of Magnolia Avenue	A	A	604	0.010	No
Woodside Avenue					
East of Magnolia Avenue	C	C	302	0.008	No

Source: Kimley-Horn and Associates, Traffic Impact Analysis

A Horizon Year analysis of 2035 conditions was also evaluated using the SANDAG Series 12 model. All intersections and roadway segments are forecasted to operate at LOS D or better in the Horizon Year (2035) condition at study area roadway segments and intersections with the exception of the intersection at Magnolia Avenue and Mission Gorge Road/Woodside Avenue which would operate at LOS E during peak-hour periods. However, the project would add less than two seconds of delay to this intersection and would not exceed the City of Santee significance threshold which requires that a project contribute a 2 second delay to a pre-existing LOS E intersection. As the project would add less than 2 seconds of delay to a pre-existing LOS E intersection, the project would not cause a significant impact to the intersection in the Horizon Year 2035 condition. Peak-hour intersection and roadway segment LOS information for the horizon year (2035) condition is shown in Tables 7 and 8 below.

Issues & Supporting Information						Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact																																																		
<p align="center"><b>Table 7. Peak-Hour Intersection Level of Service Summary (Horizon Year 2035 Condition)</b></p> <table border="1"> <thead> <tr> <th rowspan="2">Intersection</th> <th rowspan="2">Peak Hour</th> <th>Horizon Year Baseline</th> <th>Horizon Year w/ Project</th> <th rowspan="2">Change in Delay</th> <th rowspan="2">Significant ?</th> </tr> <tr> <th>LOS</th> <th>LOS</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Magnolia Avenue &amp; Mission Gorge Road/ Woodside Avenue</td> <td>AM</td> <td>E</td> <td>E</td> <td>1.6</td> <td>No</td> </tr> <tr> <td>PM</td> <td>E</td> <td>E</td> <td>1.2</td> <td>No</td> </tr> <tr> <td rowspan="2">Magnolia Avenue and Project Driveway</td> <td>AM</td> <td>-</td> <td>A</td> <td>-</td> <td>No</td> </tr> <tr> <td>PM</td> <td>-</td> <td>B</td> <td>-</td> <td>No</td> </tr> <tr> <td rowspan="2">Magnolia Avenue and Rockville Street<sup>1</sup></td> <td>AM</td> <td>C</td> <td>A</td> <td>-21.6</td> <td>No</td> </tr> <tr> <td>PM</td> <td>F</td> <td>A</td> <td>-139.7</td> <td>No</td> </tr> </tbody> </table> <p><sup>1</sup> Includes proposed signalized intersection Source: Kimley-Horn and Associates, Traffic Impact Analysis</p>						Intersection	Peak Hour	Horizon Year Baseline	Horizon Year w/ Project	Change in Delay	Significant ?	LOS	LOS	Magnolia Avenue & Mission Gorge Road/ Woodside Avenue	AM	E	E	1.6	No	PM	E	E	1.2	No	Magnolia Avenue and Project Driveway	AM	-	A	-	No	PM	-	B	-	No	Magnolia Avenue and Rockville Street <sup>1</sup>	AM	C	A	-21.6	No	PM	F	A	-139.7	No													
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<p align="center"><b>Table 8. Roadway Segment LOS Summary (Horizon Year 2035 Condition)</b></p> <table border="1"> <thead> <tr> <th rowspan="2">Roadway Segment</th> <th>Horizon Year Baseline</th> <th>Horizon Year w/ Project</th> <th rowspan="2">Change in ADT</th> <th rowspan="2">Change in Volume/ Capacity</th> <th rowspan="2">Significant ?</th> </tr> <tr> <th colspan="2">LOS</th> </tr> </thead> <tbody> <tr> <td colspan="6">Magnolia Avenue</td> </tr> <tr> <td>North of Mission Gorge Rd.</td> <td>C</td> <td>C</td> <td>1358</td> <td>0.033</td> <td>No</td> </tr> <tr> <td>South of Mission Gorge Rd.</td> <td>B</td> <td>C</td> <td>2263</td> <td>0.038</td> <td>No</td> </tr> <tr> <td colspan="6">Mission Gorge Road</td> </tr> <tr> <td>West of Magnolia Avenue</td> <td>A</td> <td>A</td> <td>604</td> <td>0.010</td> <td>No</td> </tr> <tr> <td colspan="6">Woodside Avenue</td> </tr> <tr> <td>East of Magnolia Avenue</td> <td>D</td> <td>D</td> <td>302</td> <td>0.008</td> <td>No</td> </tr> </tbody> </table> <p>Source: Kimley-Horn and Associates, Traffic Impact Analysis</p>						Roadway Segment	Horizon Year Baseline	Horizon Year w/ Project	Change in ADT	Change in Volume/ Capacity	Significant ?	LOS		Magnolia Avenue						North of Mission Gorge Rd.	C	C	1358	0.033	No	South of Mission Gorge Rd.	B	C	2263	0.038	No	Mission Gorge Road						West of Magnolia Avenue	A	A	604	0.010	No	Woodside Avenue						East of Magnolia Avenue	D	D	302	0.008	No				
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<p>In conclusion, the project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, including intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. The project would not result in significant impacts to roadway segments or intersections and the project would not impede implementation of plans for mass transit or bicycle or pedestrian facilities.</p>																																																											
<p>b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p> <p>Source(s): Same as XV. a). See response to XV. a) above.</p>								X																																																			

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p> <p>Source(s): Gillespie Field ALUCP</p> <p>The project would not result in a change in air traffic patterns because the ALUC found the project would be "conditionally consistent" with the Gillespie Field ALUCP. The project would add commercial use in an already developed area and would not have the potential to result in safety risks to airport operations. Refer to VII. e) above.</p>			X	
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> <p>Source(s): Project Description</p> <p>The project would reconfigure the existing driveway at the north-east end of the project site to provide easier ingress and egress for vehicles (cars, motorcycles, delivery trucks). At the south-east end of the site, a signalized intersection would be installed to align with Rockville Street on the east side of North Magnolia Avenue. This signalized intersection would allow continuous ingress to prevent any vehicles from stacking back onto North Magnolia Avenue; egress would be provided with a dedicated left-hand turn lane and a second lane for continuing across to Rockville Street or turning south onto North Magnolia. With these project design features, the project would ensure safe ingress and egress to the project site. No hazards would result due to any design features. In addition, no incompatible uses have been identified in the project area that could increase hazards. As a result, impacts would be less than significant.</p>			X	
<p>e) Result in inadequate emergency access?</p> <p>Source(s): Project design; Santee Fire Department.</p> <p>See response to XV.d above. The project would provide adequate access to the project site via two access points from Magnolia Avenue. The Fire Department has reviewed the project and has determined the project would have adequate emergency access. Therefore, a less than significant impact would occur.</p>			X	
<p>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p> <p>Source(s): City of Santee General Plan, Circulation and Safety Elements, Metropolitan Transit System</p> <p>The existing roadways provide pedestrian opportunities and access to public transit along Magnolia Avenue. Magnolia Avenue has sidewalks on both sides, allowing for pedestrian access to the project site. The commercial center would also provide for internal pedestrian walkways and bicycle parking. The project would not conflict with any adopted policies supporting alternative transportation.</p>				X

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XVI. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  Source(s): City of Santee, General Plan, Conservation Element; Public Facility Availability Forms  Public facilities for sewer are available to serve the site. Wastewater treatment would be provided by the Padre Dam Municipal Water District.				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  Source(s): City of Santee General Plan, Conservation Element; Public Facility Availability Forms  The Padre Dam Municipal Water District has indicated in Public Facility Availability Forms that facilities for water and sewer are available to serve the project. No impact would occur.				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  Source(s): Drainage Study for Cameron Commercial Center prepared by KARN Engineering  The project would not include the construction of any off-site drainage facilities. On-site drainage would be managed as detailed in VIII.c above. The construction of proposed on-site storm water management BMPs and drainage facilities would not cause significant environmental impacts because the site is 100 percent disturbed. As a result, the impact would be less than significant.			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  Source(s): Public Facility Availability Forms  The Padre Dam Municipal Water District has provided a Public Facility Availability Form indicating adequate water supplies are available to serve the project. Therefore, no new entitlements or resources are needed and impacts would be less than significant.			X	
e) Result in the determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve project's projected demand in addition to the provider's existing commitments?  Source(s): Public Facility Availability Forms  The Padre Dam Municipal Water District has provided a Public Facility Availability Form indicating that facilities are available to serve the project. Therefore, impacts would be less than significant.			X	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No impact
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p> <p>Source(s): County of San Diego Countywide Five-Year Review Report of the Countywide Integrated Waste Management Plan, September 2012</p> <p>Solid waste generated in Santee is deposited in landfills throughout the County. According to the September 2012, County of San Diego Countywide Five-Year Review Report of the Countywide Integrated Waste Management Plan, San Diego County landfills have remaining capacity for the next 17 years. Otay Landfill has a closure date of 2028, Miramar Landfill has a closure date of 2022, and Sycamore Landfill's permitted capacity will expand three times over the course of 18 years, up to 11,450 tons per day. As a result, the project would be served by landfill(s) with sufficient permitted capacity and impacts would be less than significant.</p>			X	
<p>g) Comply with federal, state and local statutes and regulations related to solid waste?</p> <p>Source(s): Santee Municipal Code; Project Design.</p> <p>Santee's Solid Waste Ordinance # 339-A follows State regulations for solid waste and recycling. The project would comply with all applicable regulations related to solid waste. No impact would occur.</p>				X
<p><b>XVII. CLIMATE CHANGE:</b> Would implementation of the project:</p>				
<p>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p> <p>Source(s): Greenhouse Gas Analysis for the Cameron Commercial Center Project prepared by RECON Environmental, Inc.</p> <p>The significance of the project's GHG emissions is based on consistency with Assembly Bill 32 (AB 32) by comparing the project's GHG emissions, as proposed, to the project's GHG emissions if it were built using a business as usual (BAU) or no action taken (NAT) approach. BAU emissions are those emissions that would occur in the absence of project design features and new laws and regulations aimed at reducing GHG emissions. If the difference between the project's emissions, as proposed, and the project's emissions under a California Air Resources Board (CARB) 2020 BAU/NAT scenario is at least the difference that has been determined by CARB as necessary to meet AB 32's goals in the Scoping Plan, then the project can be determined to be consistent with AB 32 and thus not significant for purposes of CEQA.</p> <p>This analysis conservatively utilizes the original, 28.3 percent reduction from a BAU/NAT scenario as identified in the 2008 Scoping Plan as the point of comparison for purposes of assessing the project's significance.</p> <p>An analysis was completed to identify the project's contribution of GHGs to cumulative statewide emissions, and its consistency with local and state regulations, plans, and policies aimed at reducing GHG emissions. Table 9 identifies the project's estimated annual GHG emissions, BAU emissions, and the emission reductions achieved compared to BAU.</p>			X	

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<p style="text-align: center;"><b>TABLE 9                      ESTIMATED PROJECT AND BAU GHG EMISSIONS                      AND REDUCTIONS IN 2020 (MTCO<sub>2</sub>E)</b></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Emission Source</th> <th>BAU Emissions</th> <th>Project Emissions</th> <th>Percent Reduction</th> </tr> </thead> <tbody> <tr> <td>Vehicles</td> <td>1,828</td> <td>946</td> <td>48.2%</td> </tr> <tr> <td>Energy Use</td> <td>245</td> <td>227</td> <td>8.1%</td> </tr> <tr> <td>Area</td> <td>0</td> <td>0</td> <td>0.0%</td> </tr> <tr> <td>Water Use</td> <td>21</td> <td>17</td> <td>19.2%</td> </tr> <tr> <td>Solid Waste</td> <td>44</td> <td>44</td> <td>0.0%</td> </tr> <tr> <td>Construction</td> <td>11</td> <td>11</td> <td>0.0%</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>2,150</b></td> <td><b>1,244</b></td> <td><b>42.1%</b></td> </tr> </tbody> </table> <p>As shown in Table 9, the project would result in 1,244 metric tons of carbon dioxide (CO<sub>2</sub>) equivalent (MTCO<sub>2</sub>E) annually, which equates to a 42.1 percent reduction from BAU emissions. A majority of emissions are due to vehicle and energy use sources.</p> <p>Emissions estimates incorporate project compliance with applicable regulations, including the 2013 Title 24 Part 6 (California Energy Code) and Part 11 (California Green Building Standards) requirements, as well as statewide implementation of laws and regulations aimed at reducing vehicle emissions.</p> <p>As demonstrated, the project would achieve emission reductions in excess of the 28.3 percent minimum threshold (42.1 percent reduction). Reductions would be achieved due to compliance with applicable regulation such as the California Energy Code and Green Building standards, in addition to laws that will reduce vehicle emissions over time. As a result, the level of impacts associated with contribution of GHGs to cumulative statewide emissions would be less than significant.</p>	Emission Source	BAU Emissions	Project Emissions	Percent Reduction	Vehicles	1,828	946	48.2%	Energy Use	245	227	8.1%	Area	0	0	0.0%	Water Use	21	17	19.2%	Solid Waste	44	44	0.0%	Construction	11	11	0.0%	<b>TOTAL</b>	<b>2,150</b>	<b>1,244</b>	<b>42.1%</b>				
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<p>b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?</p> <p>Source(s): Greenhouse Gas Analysis for the Cameron Commercial Center Project prepared by RECON Environmental, Inc.</p> <p>The project, by providing a 42.1 percent reduction in GHG emissions compared to BAU, would exceed its fair share in achieving the state's reduction target. The project incorporates energy efficiency reductions that are consistent with state GHG reduction goals and climate change adaptation strategies. The project is also consistent with green building strategies recommended in the State Climate Change Scoping Plan. The site is designed to create a pedestrian-oriented development by providing internal pedestrian pathways, outdoor patios, and shade trees. A pedestrian walkway would provide access to the neighboring residential development. Additionally, a bus stop is located immediately adjacent to the project site, and a trolley transit station is located one mile east of the project site. Therefore, the project would be consistent with the state reduction targets for transportation, energy, and other emissions associated with land use and development, and would be consistent with the Scoping Plan. The project would not conflict with any applicable plan, policy or regulation addressing greenhouse gas emissions. See also response provided for XVII.a above.</p>			X																																	

Issues & Supporting Information	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> <p>No significant impacts were identified that would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.</p>			X	
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulative considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p> <p>Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in Sections I through XVII of this form. In addition to evaluation of potential project specific effects, this evaluation considered the project's potential for incremental effects that may be cumulatively considerable when viewed in connection with the effects of past, current, or probable future projects in the area. Other future projects in the area include the proposed expansion of Cameron Mobile Estates to add 16 mobile home units. Refer to response III.c) for details about the timing of Cameron Mobile Estates in relation to the proposed project. As this project would be required to comply with applicable regulation and no significant impacts were identified this project together with the proposed project was not found to represent a significant cumulative impact for any subject area. Applicable regulatory requirements addressing noise levels and air emissions during construction would ensure a cumulative impact would not occur. Furthermore, as no significant impacts were identified as a result of the project, there would be no potential for the project to result in a cumulatively considerable impact. The project's contribution to cumulative impacts would be less than significant.</p>			X	
<p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> <p>The project as designed adequately addresses public health and safety objectives identified in the General Plan and Municipal Code. No significant impact was identified that could result in an adverse impact to human beings. Therefore, the project would result in a less than significant effect on human beings either directly or indirectly.</p>			X	

### Checklist References

1. Project documents – including all plans, documents, departmental comments and information contained in the files for the Cameron Commercial Center Conditional Use Permit (P2014-1, GPA2014-1, R2014-4)
2. California Department of Toxic Substances Control, EnviroStor Database
3. City of Santee General Plan adopted 2003
4. City of Santee Zoning Ordinance
5. City of Santee Parks and Recreation Facilities Master Plan, April 1990
6. City of Santee Draft Multiple Species Conservation Subarea Plan
7. County of San Diego, Air Pollution Control District, [http://www.sdapcd.org/rules/current\\_rules.html](http://www.sdapcd.org/rules/current_rules.html), Accessed January 26, 2015.
8. County of San Diego, Department of Environmental Health Environmental Assessment Listing
9. County of San Diego, Countywide Five-Year Review Report of the Countywide Integrated Waste Management Plan, September 2012.
10. Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment. Washington, DC. May. 2006
11. Gillespie Field Airport Land Use Compatibility Plan (ALUCP)
12. Geocon Incorporated, Geotechnical Investigation for Magnolia Avenue Property, April 24, 2014
13. KARN Engineering, Drainage Study for Cameron Commercial Center, February 20, 2015
14. KARN Engineering, Storm Water Management Plan for Cameron Commercial Center, February 20, 2015
15. Kimley-Horn and Associates, Traffic Impact Analysis for Magnolia Avenue Retail, January 21, 2015
16. RECON Environmental Inc., Greenhouse Gas Analysis for the Cameron Commercial Center Project, February 6, 2015.
17. San Diego Regional Water Quality Control Board Basin Plan
18. Santee School District Website; <http://www.santeesd.net/>

RESOLUTION \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT GPA2014-1 TO  
CHANGE AN APPROXIMATELY 0.4-ACRE PORTION OF A 2.2-ACRE SITE FROM  
THE R2 LOW-MEDIUM DENSITY RESIDENTIAL LAND USE DESIGNATION TO GC  
GENERAL COMMERCIAL TO UNIFY THE COMMERCIAL LAND USE  
DESIGNATION FOR PROPERTY IDENTIFIED AS  
ASSESSOR PARCEL NUMBER 384-280-17**

**(RELATED CASE FILES: R2014-4, P2014-1)**

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**WHEREAS**, on June 25, 2014, the City Council authorized staff to consider a General Plan Amendment and Rezone unify the site's commercial land use designation by changing a small remnant area of R2 (low-medium density) residential land use designation (approximately 0.4 acre) on the north side of the property to GC General Commercial to match the existing commercial designation of the 2.2-acre site located at 8838-8852 Magnolia Avenue; and

**WHEREAS**, in accordance with Public Utilities Code Section 21670, the project was reviewed by the San Diego County Regional Airport Authority that found the proposed project consistent by Airport Authority Board on June 23, 2014; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act ("CEQA"), an Initial Study was conducted for the project that determined that all environmental impacts of the project would be less than significant and a Negative Declaration was prepared and advertised for public review from April 4, 2015 to May 4, 2015; and

**WHEREAS**, on May 13, 2015, the City Council held a duly advertised public hearing on General Plan Amendment GPA2014-1, Zone Reclassification R2014-4 and Conditional Use Permit P2014-1. The City adopted Resolution No. \_\_\_\_\_ making certain findings under CEQA and approving the Initial Study/Negative Declaration and the project; and

**WHEREAS**, the City Council considered the Staff Report, the Initial Study/Negative Declaration, all recommendations by staff, and public testimony.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

**SECTION 1:** General Plan Amendment GPA2014-1 will not result in a significant adverse impact upon the environment under CEQA pursuant to the findings made in Resolution No. \_\_\_\_\_.

**RESOLUTION \_\_\_\_\_**

**SECTION 2:** The requested amendment to change the land use designation for an approximately 0.4-acre portion of a 2.2 acre parcel identified as Assessor's Parcel Number 384-280-17 from R2 Low-Medium Density Residential to GC General Commercial as depicted in Exhibit A, attached hereto and incorporated herein, to unify the site's General Commercial land use designation of the site as depicted in Exhibit B attached hereto and incorporated herein, is compatible with surrounding residential uses and development in keeping with the "Adjacent Land Use Compatibility Guide" of the Land Use Element, is consistent with, and furthers the goals and objectives of the General Plan by 1) providing the development of conveniently located neighborhood shopping centers consistent with Land Use Element objectives (Objection 4.0) and Policy 4.3 which encourages the location of new neighborhood commercial uses along major roadways in consolidated centers that utilize common access and parking for commercial uses, discourage the introduction of strip commercial uses and require adequate pedestrian links to residential areas and 2) promote rehabilitation of commercial sites and opportunities for small businesses consistent with Community Design Element Policy 6.2, and is hereby approved.

**SECTION 3:** The General Plan Land Use Element Map is hereby amended to establish the GC General Commercial land use designation as depicted in Exhibit B attached hereto and incorporated herein.

**ADOPTED** by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 13th day of May, 2015, by the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

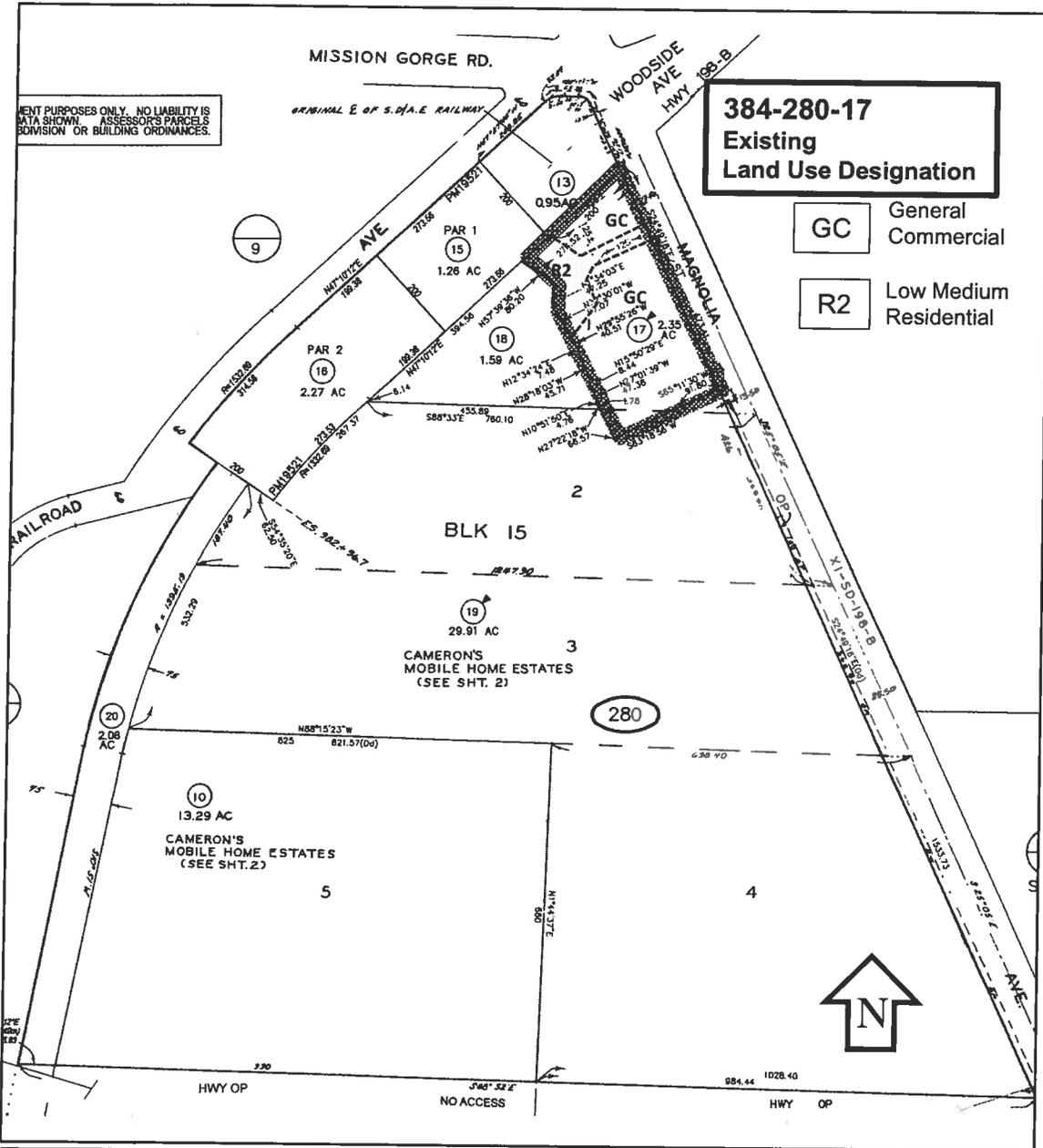
**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

**ATTACHMENTS**

- Exhibit A – Existing Land Use Designation
- Exhibit B – Proposed Land Use Designation



**Exhibit A** (GPA2014-1)

Existing Land Use Designations: GC and R2  
 Assessor Parcel: 384-280-17 Area: 2.35 acres  
**R2 – Low-Medium Density Residential** -Intended for residential development characterized by single family homes in standard subdivision form (6,000 sq. ft. lots) and mobile home parks.  
**GC – General Commercial** - Commercial areas with a wide range of retail and service activities. Intended uses include community shopping center, department stores, restaurants, financial institutions, and other specialized services. Encourages consolidated centers. Direct access to major roads, prime arterials or freeways.



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA AMENDING THE ZONE DISTRICT MAP R2014-4 TO CHANGE AN  
APPROXIMATELY 0.4-ACRE PORTION OF A 2.2-ACRE SITE FROM THE R2 LOW-  
MEDIUM DENSITY RESIDENTIAL ZONE TO GC GENERAL COMMERCIAL TO  
UNIFY THE COMMERCIAL ZONE DISTRICT FOR PROPERTY IDENTIFIED AS  
ASSESSOR PARCEL NUMBER 384-280-17**

**(RELATED CASE FILES: GPA2014-1, P2014-1)**

---

**WHEREAS**, on June 25, 2014, the City Council authorized staff to consider a General Plan Amendment and Rezone unify the site's commercial land use designation by changing a small remnant area of R2 (low-medium density) residential zoning (approximately 0.4 acre) on the north side of the property to GC General Commercial to match the existing commercial designation of the 2.2-acre site located at 8838-8852 Magnolia Avenue; and

**WHEREAS**, in accordance with Public Utilities Code Section 21670, the project was reviewed by the San Diego County Regional Airport Authority that found the proposed project consistent by Airport Authority Board on June 23, 2014; and

**WHEREAS**, pursuant to the requirements of the California Environmental Quality Act ("CEQA"), an Initial Study was conducted for the project that determined that all environmental impacts of the project would be less than significant and a Negative Declaration was prepared and advertised for public review from April 4, 2015 to May 4, 2015; and

**WHEREAS**, on May 13, 2015, the City Council held a duly advertised public hearing on General Plan Amendment GPA2014-1, Zone Reclassification R2014-4 and Conditional Use Permit P2014-1. The City adopted Resolution No. \_\_\_\_\_ making certain findings under CEQA and approving the Initial Study/Negative Declaration and the project; and

**WHEREAS**, the City Council considered the Staff Report, the Initial Study/Negative Declaration, all recommendations by staff, and public testimony.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

**SECTION 1:** Zone Reclassification R2014-4 will not result in a significant adverse impact upon the environment under CEQA pursuant to the findings made in Resolution No. \_\_\_\_\_.

**SECTION 2:** The request to change the zoning classification for an approximately 0.4-acre portion of a 2.2 acre parcel identified as Assessor's Parcel Number 384-280-17 from R2 Low-Medium Density Residential to GC General Commercial as depicted in Exhibit A to unify the site's General Commercial zone classification of the site as depicted in Exhibit B attached hereto and incorporated herein, is consistent with, and furthers the goals and objectives of the General Plan by 1) providing the development of conveniently located neighborhood shopping centers consistent with Land Use Element objectives (Objection 4.0) and Policy 4.3 which encourages the location of new neighborhood commercial uses along major roadways in consolidated centers that utilize common access and parking for commercial uses, discourage the introduction of

**ORDINANCE NO. \_\_\_\_\_**

strip commercial uses and require adequate pedestrian links to residential areas and 2) promote rehabilitation of commercial sites and opportunities for small businesses consistent with Community Design Element Policy 6.2.

**SECTION 3:** The request to change the zoning classification for an approximately 0.4-acre portion of a 2.2 acre parcel identified as Assessor's Parcel Number 384-280-17 from R2 Low-Medium Density Residential to GC General Commercial as depicted in Exhibit A to unify the site's General Commercial zone classification of the site as depicted in Exhibit B attached hereto and incorporated herein, is consistent with, and furthers the goals and objectives of the Zoning Ordinance Sections 17.12.010.A because: 1) the project is a commercial location and design that is conveniently accessible by bicycle and foot, as well as by automobile; and 2) unification of the GC General Commercial zone on the site would provide appropriately located retail stores and service establishments to meet the needs of the community.

**SECTION 4:** The Zoning District Map is hereby amended to establish the GC General Commercial zone classification as depicted in Exhibit B attached hereto and incorporated herein.

**INTRODUCED AND FIRST READ** at a Regular Meeting of the City Council of the City of Santee, California, on the 13th day of May, 2015, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 27<sup>th</sup> day of May, 2015, by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

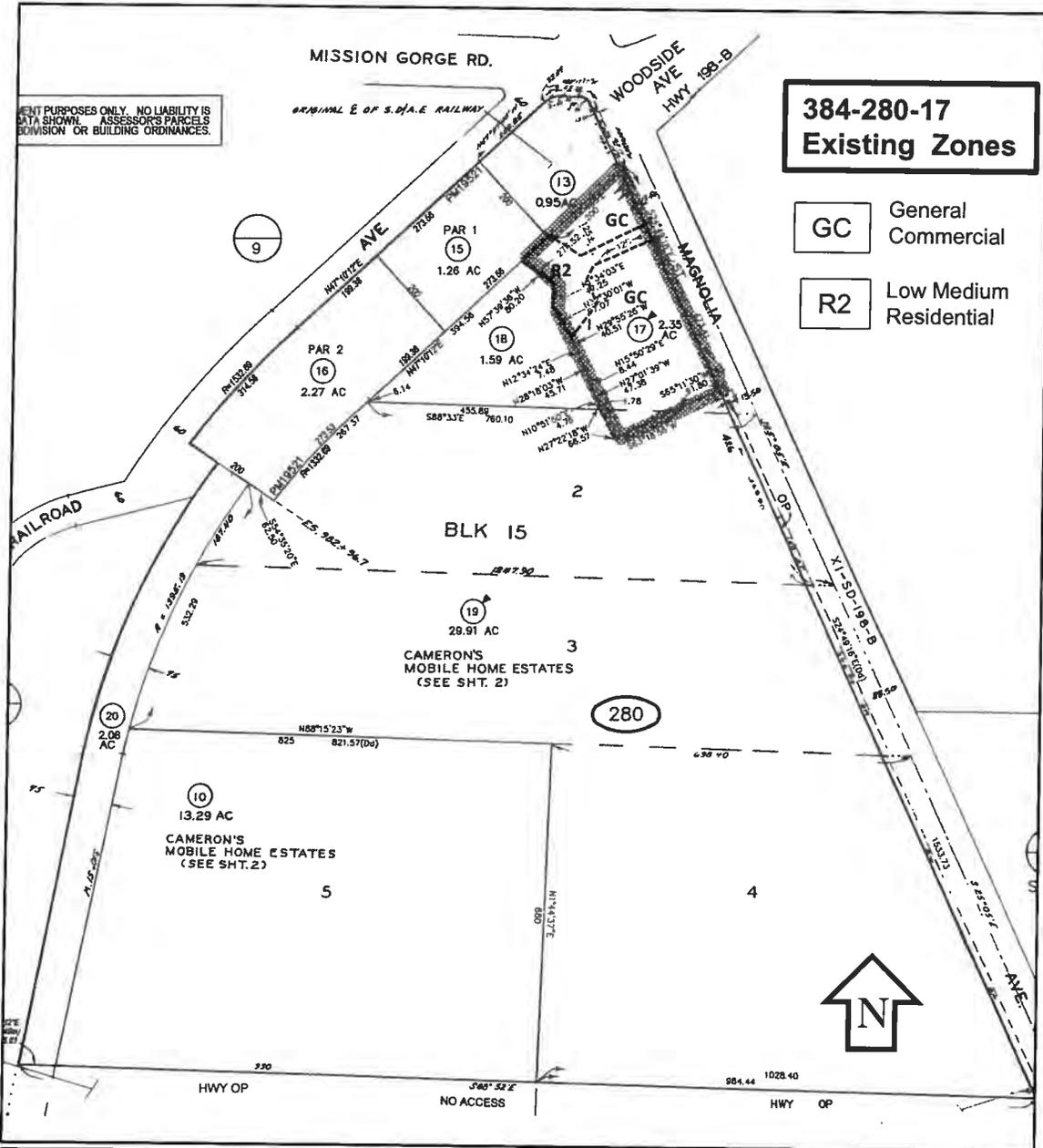
**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, INTERIM CITY CLERK**

**ATTACHMENTS**

- Exhibit A – Existing Zone District
- Exhibit B – Proposed Zone Reclassification

ORDINANCE NO. \_\_\_\_\_



## Exhibit A

(R2014-4)

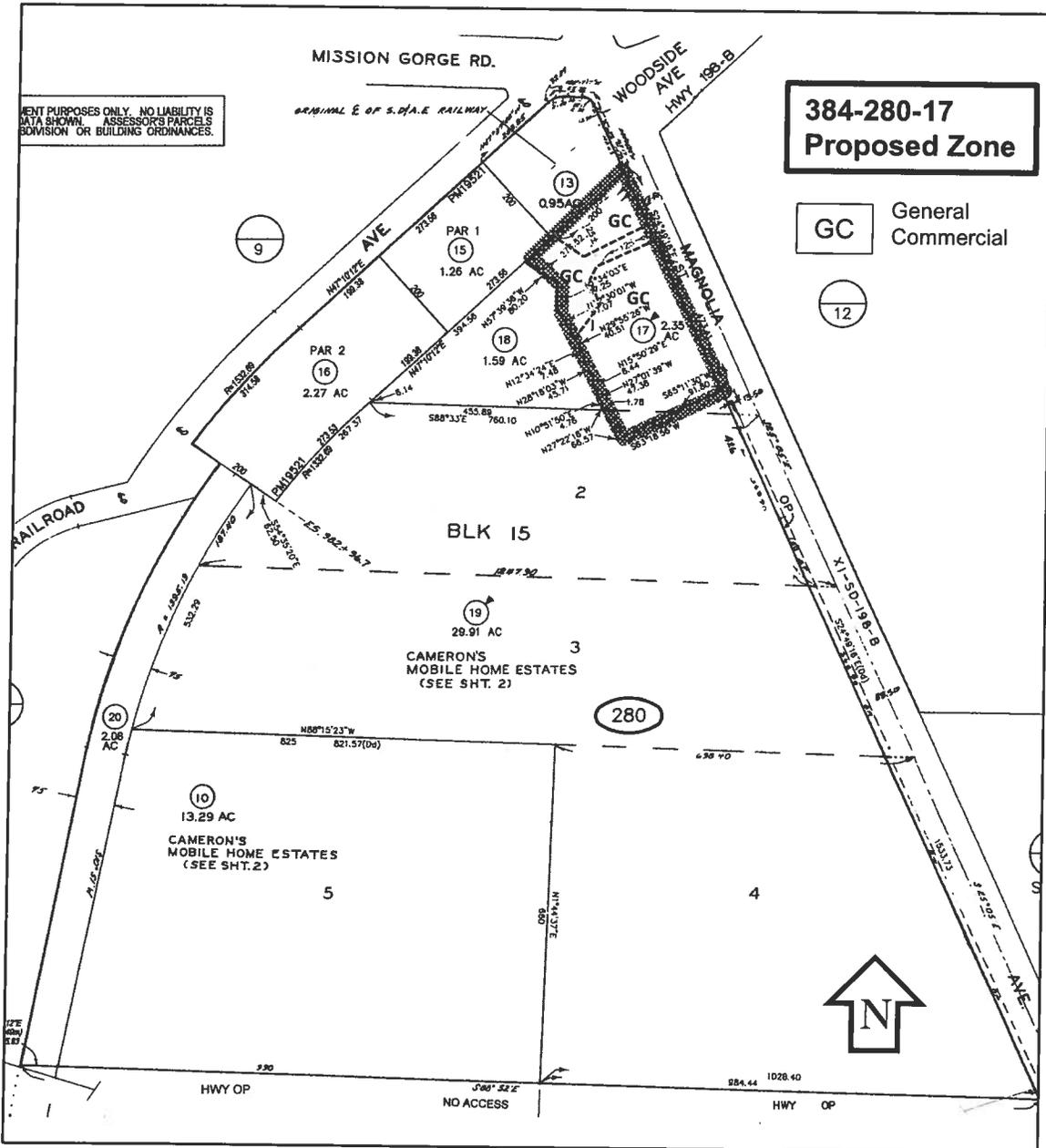
Existing Land Use Designations: GC and R2

Assessor Parcel: 384-280-17 Area: 2.35 acres

**R2 – Low-Medium Density Residential** -Intended for residential development characterized by single family homes in standard subdivision form (6,000 sq. ft. lots) and mobile home parks.

**GC – General Commercial** - Commercial areas with a wide range of retail and service activities. Intended uses include community shopping center, department stores, restaurants, financial institutions, and other specialized services. Encourages consolidated centers. Direct access to major roads, prime arterials or freeways.

ORDINANCE NO. \_\_\_\_\_



## Exhibit B

(R2014-4)

Proposed Land Use Designation: GC

Assessor Parcel: 384-280-17 Area: 2.35 acres

**GC – General Commercial** - Commercial areas with a wide range of retail and service activities. Intended uses include community shopping center, department stores, restaurants, financial institutions, and other specialized services. Encourages consolidated centers. Direct access to major roads, prime arterials or freeways.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, APPROVING NEGATIVE DECLARATION (AEIS2014-1) PURSUANT  
TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING THE  
APPLICATION OF CAMERON BROTHERS CONSTRUCTION CO., L.P.  
FOR A CONDITIONAL USE PERMIT P2014-1 FOR A 16,942 SQUARE FOOT  
SHOPPING CENTER ON A 2.2-ACRE PARCEL  
APN: 384-280-17**

**(RELATED CASE FILES: GPA2014-1, R2014-4)**

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**WHEREAS**, on March 19, 2015 Cameron Brothers Construction Co., L.P submitted a complete application for General Plan Amendment GPA2014-1, Rezone R2014-4 and Conditional Use Permit P2014-1 for the construction of a 16,942 square foot mixed commercial and retail shopping center located at 8866 Magnolia Avenue; and

**WHEREAS**, in accordance with Public Utilities Code Section 21670, the project was reviewed by the San Diego County Regional Airport Authority that found the proposed project consistent by Airport Authority Board on June 23, 2014; and

**WHEREAS**, the City made the Draft Initial Study/Negative Declaration (AEIS2014-1) available to the public and any interested, responsible, and trustee agencies for review and comment from April 4 to May 4, 2015 by: (1) filing a Notice of Intent to Adopt a Negative Declaration ("NOI") with the State Clearinghouse; (2) filing a NOI with the San Diego County Clerk; (3) placing a NOI in the East County Californian, a newspaper of General Circulation; (4) posting the NOI at the City's office and the Santee County Library; (5) mailing the NOI to various interested persons and agencies; and (6) posting a NOI and Draft Initial Study/Negative Declaration on the City's website at <http://www.ci.santee.ca.us>; and

**WHEREAS**, the Director of Development Services scheduled General Plan Amendment GPA2014-1, Rezone R2014-4 and Conditional Use Permit P2014-1 for public hearing on May 13, 2015; and

**WHEREAS**, on May 13, 2015 the City Council held a duly advertised public hearing on General Plan Amendment GPA2014-1, Rezone R2014-4 and Conditional Use Permit P2014-1; and

**WHEREAS**, the City Council considered the Staff Report, the Negative Declaration, all recommendations by staff and public testimony.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, after considering the evidence presented at the public hearing, as follows.

RESOLUTION NO. \_\_\_\_\_

**SECTION 1:** As the decision-making body for the Project and Conditional Use Permit P2014-1, the City Council has reviewed and considered the Final Initial Study/Negative Declaration and administrative record for Conditional Use Permit P2014-1 and the Project, including all oral and written comments received during the comment period.

- A. The City Council finds that the Final Initial Study/Negative Declaration and the administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines.
- B. Based on the Final Initial Study/Negative Declaration and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project are less than significant. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in significant environmental impacts. The City Council finds that the Final Initial Study/Negative Declaration contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.
- C. No new significant environmental effects have been identified in the Final Initial Study/Negative Declaration and any changes to the Final Initial Study/Negative Declaration in response to comments or otherwise do not constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5.
- D. The City Council approves and adopts Negative Declaration AEIS 2014-2 pursuant to Public Resources Code section 21080, subdivision (c) and approves the Project. The City Council directs staff to file a Notice of Determination with the San Diego County Clerk and the Office of Planning and Research within five (5) working days of approval of the Project.

**SECTION 2:** The findings in accordance with Section 17.06.030.E of the Santee Municipal Code are made as follows:

- A. That the proposed use is in accordance with the General Plan, the objectives of the Zoning ordinance, and the purposes of the district in which the site is located in that the use will comply with the development and design standards of the General Commercial zone by improving an underutilized and blighted site with a high quality commercial development.
- B. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity in that the proposed commercial center use is permitted with an approved Conditional Use Permit within the General Commercial land use designation and General Commercial zone, and public services and facilities will be available to serve the development.
- C. That the proposed use complies with each of the applicable provisions of the zoning code in that the site design complies with all the applicable development

RESOLUTION NO. \_\_\_\_\_

standards for commercial development because: 1) the project, as designed will meet on-site parking requirements and landscape standards, 2) bicycle facilities and pedestrian linkages to neighboring development are provided, 3) appropriate buffers between the shopping center and neighboring uses are provided, and 4) architectural and landscaping enhancements will improve the appearance of the vacant commercial site.

**SECTION 3:** Conditional Use Permit P2014-1 for construction of approximately four commercial buildings including approximately 7,330 square feet of restaurant space (including one drive-through restaurant) and approximately 9,612 square feet of retail and office space on a 2.2-acre site is hereby approved subject to the following conditions:

- A. All construction shall be in substantial conformance with the site plan, landscape plan, and building elevations dated March 19, 2015 and as amended by the conditions contained herein.
- B. Minor or Major Revisions to the Conditional Use Permit shall be approved by the Director of Development Services, unless, in the Director's judgment, a Major Revision should be reviewed by the City Council.
- C. Phased occupancy may be requested in writing, by the applicant. Phased occupancy may be approved by the Director of Development Services subject to the completion of any improvements, project mitigation measures or project conditions deemed necessary by the Director.
- D. Prior to obtaining a Building Permit to construct all buildings and structures subject to Conditional Use Permit P2014-1 the applicant shall comply with the following conditions:
  - 1. Following project approval the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction, and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including the project architect, their design engineer and their landscape architect.
  - 2. The applicant shall comply with all applicable sections of the Municipal Code, Uniform Building Code, California Building Code, Uniform Plumbing Code, National Electric Code, Uniform Mechanical Code, Land Development Manual and Public Works Standards of the City of Santee and all requirements of the Fire Department.
  - 3. The applicant shall include provisions in their design contract with their design consultants that following approval by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once

RESOLUTION NO. \_\_\_\_\_

accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies, as the City may deem appropriate. A letter of acknowledgement of this requirement from each design consultant is required at the time of plan submittal. This letter shall be in a format acceptable to the City Engineer.

4. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of building plans, shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the project engineer.
5. Applicant shall ensure that all property corners are properly monumented. If corners have been lost or do not exist, corners shall be set and a Record of Survey filed prior to issuance of a building permit.
6. Starting with the first plan check submittal, all plan sets shall be submitted concurrently to Padre Dam Municipal Water District for review and approval. The City does not coordinate the review process with Padre Dam, this is the responsibility of the design engineer and the landscape architect. Failure to properly coordinate this review may result in delay of issuance of permits required for construction. It is incumbent upon the applicant to oversee the plan submittals of their design consultants.
7. **Street Improvement Plans** shall be submitted to the Department of Development Services Engineering Division for review and acceptance. Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted and an encroachment permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development:
  - a. Install two street lights on Magnolia Avenue adjacent to the site.
  - b. Construct all driveways on Magnolia Avenue per City of Santee Standards. The driveway design consists of a San Diego Regional Standard G-17, modified to the satisfaction of the Director of Development Services.
  - c. Provide traffic signal plan(s) for the intersection of Magnolia Ave and Rockville Street project entrance.
  - d. Applicant shall dedicate a traffic signal easement for the installation and maintenance of the traffic signal at the main entrance to the satisfaction of the City Engineer.
  - e. Street Improvement plans shall be one hundred percent (100%) complete at the time of plan check submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or

RESOLUTION NO. \_\_\_\_\_

incomplete submittals will not be accepted for plan check. At the time of plan check submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the improvement plan submittal package:

- 1) Six sets of plans bound and stapled (improvements).
- 2) Plan check fees.
- 3) Preliminary cost estimate for the improvements.
- 4) One copy of the Resolution of Approval or Director's Decision approving the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.

8. Precise Grading Plans shall be submitted to the Department of Development Services Engineering Division for review and acceptance.
  - a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.
  - b. Project landscape and irrigation plans shall be separate from grading plan set but must be submitted by the second grading plan check.
  - c. All recommended measures identified in the approved geotechnical study shall be incorporated into the project design and construction.
  - d. Grading plans shall include preliminary recommendations for all pavement design sections within the project limits. The pavement structural section shall be designed based on the "R" value method using a minimum traffic index of 5.0. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 5 1/2 inches PCC over compacted, non-expansive soil. Mix design shall be a minimum class 520-C-2500. R-value test data and design calculations shall be submitted for approval to the Department of Development Services Engineering Division a minimum of seven days prior to placement of paving. The pavement design report shall conform to City of Santee Form 435 – PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES.
  - e. Grading plans shall be one hundred percent (100%) complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The

RESOLUTION NO. \_\_\_\_\_

following shall be included as part of the grading, landscape and irrigation plan submittal package:

- 1) Six sets of grading, landscape and irrigation plans bound and stapled.
- 2) Plan check fees.
- 3) A completed grading permit application.
- 4) A cost estimate for the cost of construction.
- 5) Three copies of the Drainage Analysis specified here within.
- 6) Two copies of the Storm Water Management Plan specified here within.
- 7) Two copies of the Storm Water Pollution Prevention Plan specified here within.
- 8) Three copies of the Geotechnical Study specified here within.
- 9) A copy of any letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
- 10) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
- 11) One copy of the Resolution of Approval or Director's Decision approving the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.

9. **Landscape and Irrigation Plans** shall be submitted to the Department of Development Services Engineering Division for review and acceptance.

- a. Horizontal and vertical control for all plans shall be obtained from ROS 11252 and shall be prepared at an engineering scale of 1"=20' unless otherwise approved by the City project engineer.
- b. The Magnolia Grandiflora shall be the "Little Gem" subspecies for street tree installation.
- c. The Ligustrum Japonicum (Wax Leaf Privet) shall be a minimum 15 gallon size and spaced a maximum of 2-feet apart for the Building "A" drive-thru screening shrub.
- d. A detailed fence plan shall be submitted for approval by the Director of Development Services and shall include the following:
  - 1) The perimeter screening along the south, west and north property line shall be a minimum 6-foot high decorative in design to the satisfaction of the Director of Development Services.
  - 2) All perimeter walls shall be graffiti proofed on the project side.

RESOLUTION NO. \_\_\_\_\_

e. Landscape and irrigation plans conforming to Chapter 17.36 Landscape and Irrigation Regulations shall be one hundred percent (100%) complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading, landscape and irrigation plan submittal package:

- 1) Six sets of landscape and irrigation plans bound and stapled.
- 2) Plan check fees.
- 3) A cost estimate for the cost of construction.
- 4) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

10. Provide three copies of a geotechnical study prepared in accordance with the Santee General Plan. All recommended measures identified in the approved study shall be incorporated into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be purchased from the Department of Development Services Engineering Division.
  - a. The geotechnical report shall analyze any proposed infiltration techniques (trenches, basins, dry wells, permeable pavements with underground reservoir for infiltration) for any potential adverse geotechnical concerns. Geotechnical conditions such as: slope stability, expansive soils, compressible soils, seepage, groundwater depth, and loss of foundation or pavement subgrade strength should be addressed, and mitigation measures provided.
11. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs.
12. Replace failed or inadequate pavement to the centerline and sidewalk adjacent to the site on Magnolia Avenue to the satisfaction of the Director of Development Services.

RESOLUTION NO. \_\_\_\_\_

13. Applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated to be as follows:
  - a. Drainage . . . . . \$ 0  
calculated based on \$ 1,071/1,000 square feet of increased impermeable area (currently estimated at no net increase).
  - b. Traffic . . . . . \$106,352.37  
calculated based on a fee rate of \$ 2,148/1000 square feet of office building area and \$ 7,166/1,000 of commercial building area.
  - c. Traffic Signal . . . . . \$17,154.95  
calculated based on a fee rate of \$ 346/1000 square feet of office building area and \$ 1,156/1,000 of commercial building area.

Impact fee amounts shall be calculated in accordance with the City Fee Schedule and based on current fee ordinances in effect at issuance of building permit. The drainage fee shall be calculated based on the actual impermeable area created by the project including off-site street improvements or other improvements beyond the project boundary. The applicant shall provide certification of final site and building areas by their engineer of work to be approved by the Director of Development Services for use in calculating the final fee amounts. Fees shall be adjusted on an annual basis in accordance with the Municipal Code.
14. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of the pad compaction certification from the geotechnical engineer and three originals of the pad elevation certification from the project civil engineer to the City project engineer.
15. Obtain approval of a final drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management. Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.
  - a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master

RESOLUTION NO. \_\_\_\_\_

Drainage Plan, the requirements of the City of Santee Public Works Standards, including analysis of the 10-year and 100-year frequency storms, and be based on full development of upstream areas.

- b. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 2-year, 10-year and 100-year frequency six-hour storm during critical hydrologic conditions for soil and vegetative cover. Storm events shall be developed using isopluvial maps and in accordance with the San Diego County Hydrology Manual.
16. Provide three copies of a Storm Water Management Plan (SWMP) as required by the City of Santee Storm Water Management and Discharge Control Ordinance and in accordance with the City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP) adopted January 12, 2011 or the BMP Design Manual, whichever is effective on the day of grading permit issuance. All SUSMP/BMP Design Manual requirements developed in the approved SWMP shall be incorporated into the project design. The SWMP shall include the following:
- a. Develop and implement appropriate Best Management Practices (BMPs) to ensure to the maximum extent practicable (MEP) that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control shall be implemented in accordance with the approved SWMP.
  - b. The project design shall incorporate Low Impact Development (LID) and site design BMPs to minimize directly connected impervious areas and to promote infiltration using LID techniques as outlined in the most current version of the County of San Diego's LID handbook. Parking areas shall be designed to drain to landscape areas. Private roads shall be designed to drain to vegetated swales or landscaped areas
  - c. Provide a copy of an Operation & Maintenance (O&M) plan in accordance with the City of Santee SUSMP. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.
  - d. All trash enclosures shall be fully enclosed and vented.
  - e. All new storm drainage inlets shall provide full trash capture for any materials greater than 5mm in size.

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17. Water Quality Control – Construction Storm Water Management Compliance
  - a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ) prior to start of construction. This project disturbs 1 or more acres of soil or disturbs less than 1 acre but is part of a larger common plan of development that in total disturbs 1 or more acres. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.
  - b. Provide two copies of a Construction Storm Water Pollution Prevention Plan (SWPPP) as required by the Construction General Permit. The Construction SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list Best Management Practices (BMP's) the applicant will use to protect storm water runoff and the placement of those BMP's. Section XIV of the Construction General Permit describes the SWPPP requirements.
18. The applicant shall comply at all times with the following work hour requirements:
  - a. No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm, no exceptions.
  - b. No work is permitted on Sundays or City Holidays.
  - c. No deliveries, including equipment drop off and pick-up, shall be made to the project except between the hours of 7:00 am and 6:00 pm, Monday through Saturday, excluding Sundays and City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are permitted.
  - d. If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, additional reduction of work hours may be imposed by the Department of Development Services.

In addition to the above the applicant shall erect one or more signs stating the work hour restrictions. Signs shall be installed as may be required, in the vicinity of the project construction trailer if a job site trailer is used, or at such other locations as may be deemed appropriate by the Department of Development Services. The sign shall be a minimum of 24" x 36" and shall be weather proofed. The sign content shall be provided by the

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Department of Development Services.

19. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or the uneven pavement shall placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed.

**PLANNING**

20. A Notice of Restrictions shall be recorded which discloses the conditions of Conditional Use Permit P2014-1 and existing zoning regulations to the future property owners. The form and content of said document shall be approved by the Director of Development Services.
21. The applicant shall obtain approval of the plot plan, building elevations (all sides), building colors and materials from the Director of Development Services prior to the issuance of a Building Permit that includes, but is not limited to, the following:
  - a. Conformance to Santee Municipal Code Chapter 13.36 Solid Waste Management provisions for commercial recycling facilities. Contact Waste Management, Inc. for guidance on enclosure requirements.
  - b. Trash receptacles shall be enclosed by a solid six foot high decorative block or stucco wall with view obstructing metal gates painted to match the proposed building (requires double-sized enclosures to accommodate participation in the City-wide recycling program). A solid cover roof shall also be provided for the trash enclosure.
  - c. Parking lot lights shall be shielded to avoid spillover to the adjacent residential and commercial properties.
  - d. Any equipment, whether on the roof, on the side of a building, or on the ground, shall be screened from view. The method of rooftop screening shall be architecturally integrated with the building parapet design in terms of adequate height, material, color, shape and size. All elevations submitted for building plan check shall show method of screening any proposed rooftop mechanical equipment. A cross-section indicating compliance with this condition must be provided with the building plan submittal and the applicant is hereby advised that compliance with this requirement will be strictly enforced.
22. Pay any required fees to the Santee Elementary School District and the Grossmont Union School District.

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23. The applicant shall post sign(s) not less than one square foot in area, displaying prominently in addition to such other information as may be deemed desirable, the words "NO LOITERING PURSUANT TO SANTEE MUNICIPAL CODE SECTIONS 9.60.023, 9.60.026" in legible letters not less than two inches in height.
24. All new signs shall be approved separately by the Director through a Comprehensive Sign Program subject to the requirements of Chapter 17.32 of the Zoning Ordinance. The design of the center monument signs shall be compatible with the theme of the center to the satisfaction of the Director of Development Services. Architectural uplighting shall be included. The design of the individual tenant monument signs shall be compatible with the design of the main center signs.

**FIRE**

25. Emergency Access (During construction). Provide a minimum 26' wide, clear area (no parking), all-weather, paved (or other approved surface) emergency access roadway for the site prior to the delivery of combustible construction materials. All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of combustible materials. An emergency access plan for the site shall be submitted for approval prior to construction
26. Emergency Access/Fire Lanes. Provide a minimum 26' wide, paved "fire lane" access roadway throughout the development. The fire lane width shall be measured curb to curb (or edge of pavement to edge of pavement) and shall extend vertically from grade to the highest point of any structures or obstacles constructed adjacent to the fire lane. No building elements, balconies, drains, projections, or any other object shall encroach into this clear space. The fire lane(s) shall be identified by painting curbs red with white-stenciled letters indicating "NO PARKING – FIRE LANE" every 30 feet along all portions of the fire lane.
27. Address Numbers (Commercial). Address numbers shall be placed near the roofline of all structures visible from the street. Numbers shall be block style, 15" in height, black in color (or other approved color), in contrast with their background. Address numbers shall also be illuminated for nighttime visibility. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation. Exact location and color of address numbers shall be approved by the Fire Department prior to installation.
28. Automatic Fire Sprinkler System - Each building is required to be constructed with an approved automatic fire sprinkler system installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. If the fire sprinkler system has 20 or more sprinkler heads, the sprinkler system is required to be monitored by an approved central station monitoring

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company. Contact the Fire Department for specific requirements for the automatic fire sprinkler system. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation.

29. Automatic Fire Sprinkler Underground Plan Approval & Inspection(s) Required. A separate plan for the underground fire service (providing water supply to the fire sprinkler systems) is required to be submitted to the Fire Department for approval prior to construction. Thrust block inspections are required for the underground fire service piping prior to filling with water. An underground hydrostatic test shall be conducted (at 250 psi for two hours) and flush of the fire service is required during construction. Contact the Santee Fire Department at least 48 hours in advance to schedule the inspections.
30. Permanent Sprinkler Calculation Card. A permanent engraved or punched hydraulic calculation card is required for each system, permanently affixed to riser.
31. Automatic Fire Sprinkler Overhead Hydrostatic Test Required. After the overhead portion of the automatic fire sprinkler system has been installed, a hydrostatic test of the system shall be conducted at 200 PSI for two hours. Contact the Santee Fire department to schedule an inspection of this test.
32. Fire Sprinkler Riser Rooms ("enclosures") (Commercial Buildings). Each building or address (equipped with an automatic fire sprinkler system) shall have a walk-in, enclosed, fire sprinkler riser room accessible from the outside of the building or address. The exact size and location of the riser room shall be approved by the Fire Department prior to construction. This room shall contain the fire sprinkler riser(s) for the building/address, pressure gauges for the system, applicable valves, sprinkler head box, "test and drain" inspectors test valve and any diagrams or documentation for the fire protection systems. These rooms shall have exterior locking hardware and a Knox box shall be located at an approved location near the room for easy Fire Department access. The room shall be provided with lighting on the emergency circuit or have battery backup power. The exterior side of the riser room door shall have labeling or signage approved by the Fire Department indicating "FIRE RISER ROOM".
33. Reduced Pressure Double Detector Check Valve Assembly/Fire Department Connection (RPDA/FDC). This device that supplies water to the automatic fire sprinkler system shall be placed in an approved location within 50' of a fire hydrant. The device shall be designed, installed, and inspected per the current Water Agency Standards (WAS). The finished height of the Fire Department Connection (FDC) shall be no higher than 48" from grade. The entire device may be painted dark green or brown to blend in with adjacent landscaping. The Fire Department Connection (FDC) shall be painted red, and once installed, shall be "pinned" in place

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for theft protection. Knox FDC plugs are required for installation immediately following the flush of the system. The (RPDA) device shall be stenciled with 2" white numbers indicating the address served. The assembly shall be equipped with a chain and breakaway locks for security. Location of these devices shall be approved prior to installation. If the building is equipped with central station monitoring of the sprinkler system, the control valves on the device shall be monitored for tamper of the valves. Contact the Fire Marshal to witness the flush and for installation of the Knox FDC plugs.

34. Fire Hydrants. Three fire hydrants are required for your project. These hydrants shall have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 2500 gallons per minute for 2 hours. Hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Water District requirements. Exact location of required hydrants is to be determined by the Fire Department prior to installation. All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of construction materials.
35. Knox Boxes - A Knox Box key safe for emergency access of Fire Department personnel is required for the building. Knox Boxes shall be installed at the front entrance, riser room and other required location(s). Knox Box applications may be obtained from the Fire Department. Approval of the number and exact mounting location shall be determined by the Fire Department prior to installation.
36. Fire Alarm System. A manual and/or automatic fire alarm system is required for the building. Separate plans shall be submitted to the Fire Department for any fire alarm system(s) or devices for approval prior to installation. The fire alarm control panel or a remote keypad for the system shall be located in the "Fire Riser Room". Plans & documentations for the fire alarm system shall include, manufacturer cut sheets for all fire alarm devices, California State Fire Marshal Listing sheets for all appropriate devices, plans showing locations of all devices, line diagram & point to point diagram of the alarm system and complete battery & voltage drop calculations for the system.
37. Fire Extinguishers - A minimum of one, 2A10BC fire extinguisher shall be located every 75' of travel distance throughout the building. Exact extinguisher location to be determined by the Fire Department prior to installation
38. Emergency Pathway and Exit Lighting - All exit pathways shall be equipped with approved emergency pathway lighting. Emergency lights shall be placed at each exit sign location, stairway landing, and other approved location. Exit lights shall be self-powered or have battery back-up power. Emergency lighting shall be approved by the Fire Department prior to installation.

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39. Hood & Duct Fire Protection System - The cooking areas in all buildings are required to be protected by a hood and duct fire protection system. Separate plans are to be submitted to the Fire Department for approval prior to installation. Exact locations of manual pull station(s) and "K" rated fire extinguishers are to be determined by the Fire Department prior to installation
40. Hazardous Materials Signage. Provide NFPA 704 signage for labeling of hazardous materials use, handling or storage. Exact location of signage to be approved by the Fire Department prior to installation.
41. Developer Digital Site-Plans. At the time of mid-construction, or Rough Fire Inspections, a digital CAD drawing of the site-plan shall be provided electronically or on digital media to the Fire Department for emergency response mapping. If CAD drawings are not available, a PDF shall be provided. The site plan shall show all fire access roadways/driveways, buildings, address numbers, fire hydrants, fire sprinkler connections, and other details as required. Please contact the Fire Department for exact details to be submitted for your project.
42. Occupant Load Signs for Restaurants – Must comply with 2013 CFC Section 1004.3. If the approved calculations indicate an occupant load of 50 or more for the building, there shall be a permanent engraved, carved or embossed sign indicating "Occupant Load" (and the number of people allowed in the room or area). The sign shall be a minimum of 8" x 10", with 3" block letters/numbers. Exact design, occupant load number and sign placement shall be approved by the Fire Department prior to installation.

G. Prior to obtaining occupancy, the applicant shall complete the following:

1. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual, and Public Works Standards of the City of Santee unless otherwise approved by the Director of Development Services.
2. Final clearance for occupancy shall be obtained by signature on the final inspection request form from the Fire Department and the Department of Development Services (Building Division and Planning Division).
3. Applicant shall place all new utilities required to serve the project underground. No overhead facilities or extension of overhead facilities is permitted.
4. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
5. Construct all improvements within the public right-of-way and improvements as shown on the approved precise grading plans. Improvements shall be completed to the satisfaction of the Director of Development Services

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6. All features shown on the approved site and landscape plans shall be located substantially where they are shown and shall be constructed in accordance with the approved plan and appropriate Santee Municipal Code Section.
  7. A bond, equal to the cost of full landscaping and irrigation installation, shall be provided for a minimum of one year to the satisfaction of the Director of Development Services per Section 17.30.020(A)(9) of the Santee Municipal Code.
- H. Upon establishment of the use pursuant to this Conditional Use Permit and occupancy of the buildings, the following conditions shall apply:
1. All required landscaping shall be adequately watered and maintained.
  2. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within 9 months of planting or additional landscaping, to be approved by the Director of Development Services, shall be required in order to meet this standard.
  3. All light fixtures shall be designed and adjusted to reflect light away from any road or street, and away from any adjoining premises, and shall otherwise conform to the requirements of Title 17 of the Santee Municipal Code.
  4. All new signs shall be processed separately through the Comprehensive Sign Program application process.
  5. The shopping center will maintain the internal pedestrian connection between the project and the abutting residential property to the west. The connection shall include a locking gate to secure residential privacy.
  6. Should the traffic queue for building A in the northeast corner of the site queue beyond the first internal drive aisle (the one closer to Magnolia Avenue) and out into the north project driveway so as to block the ingress movement into the shopping center, the operator of Building A shall provide temporary traffic control devices so that the first internal drive-aisle for Building A is closed to prevent traffic queueing from interfering with the ingress movement from Magnolia Avenue.

**SECTION 4:** The terms and conditions of this Conditional Use Permit P2014-1 shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Conditional Use Permit and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

RESOLUTION NO. \_\_\_\_\_

**SECTION 5:** The Applicant shall keep itself and all contractors, subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations regulating water quality that may impact, or be implicated by the work or improvements, including without limitation, all applicable provisions of the Federal Water Pollution Control Act (33 U.S.C. §§ 1300); the California Porter-Cologne Water Quality Control Act (Cal Water Code §§ 13000-14950); the City's ordinances regulating discharges of storm water or pollutants, as that term is used in the Porter-Cologne Water Quality Control Act; and any and all regulations, policies, or permits issued by the City, or any other municipality, drainage district, or other local agency with jurisdiction over the project site.

The Applicant hereby agrees to indemnify, hold harmless and defend (with counsel selected by the City) the City, its officials, officers, agents, employees and authorized volunteers from and against any and all claims, demands, losses or liabilities of any kind or nature, including enforcement actions brought by regulatory agencies, arising out of or in connection with the proposed improvements which the City, its officials, officers, agents, employees and authorized volunteers may sustain or incur for noncompliance with any of the above listed water quality laws, regulations or permits.

The Applicant warrants that all contractors, employees and subcontractors shall have sufficient skill and experience to perform the work assigned to them without impacting water quality in violation of the laws, regulations and policies described above. The Applicant further warrants that it, its employees, contractors and subcontractors will receive adequate training, as determined by the City, regarding the requirements of the laws, regulations and policies described above as they may relate to the work or improvements.

**SECTION 6:** In addition to all other available remedies, the City of Santee Municipal Code, Chapter 1.14, provides for the issuance of Administrative citations for Municipal Code violations. Should non-compliance with said terms and conditions of this Permit (MJR2014-1) or any violation of the Municipal Code that includes the City's Storm Water Ordinance, the City has the right to issue administrative citations containing an assessment of civil fines for each violation and collect administrative fines for violations.

**SECTION 7:** Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on May 13, 2015.

**SECTION 8:** The applicant shall defend with counsel of City's choice the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

**SECTION 9:** This Conditional Use Permit (P2014-1) expires on May 13, 2018 except where substantial use has commenced prior to its expiration. If use of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior to the original expiration date. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B

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of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

**SECTION 10:** The City of Santee hereby notifies the applicant that State Law [Fish and Game Code Section 711.4(d) and (e)], authorizes the County Clerk to collect a documentary handling fee for the processing of CEQA documents. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County Clerk" in the amount of \$ 2,260.00. Failure to remit the required fee in full within the time specified above will result in a delay of the start of the thirty (30) day statute of limitations on court challenges to the approval under CEQA.

**SECTION 11:** The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building Number 3, City of Santee, CA 92071.

**ADOPTED** by the City Council of the City of Santee, California, at a regular meeting thereof held this 13th day of May, 2015, by the following roll call vote to wit:

**AYES:**

**NOES:**

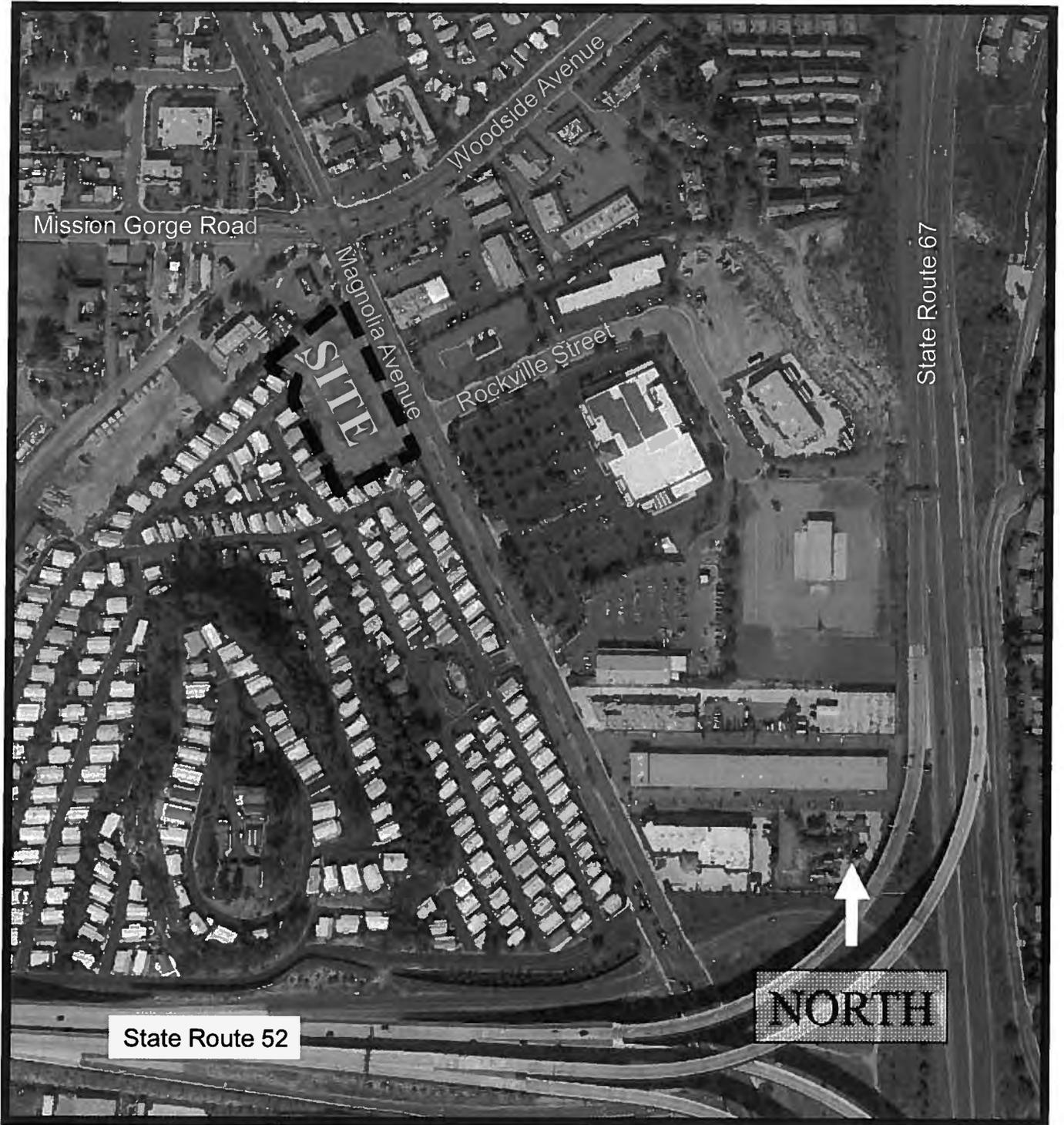
**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**



**Case #: GPA2014-1, R2014-4, P2014-1**  
**"Cameron Commercial" center**  
**8866 Magnolia Avenue**

**Exhibit A**





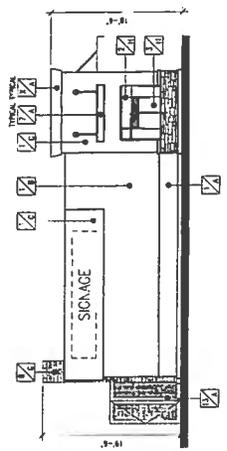
REVISIONS	DATE	DESCRIPTION
01	07/27/2015	REVISED SIGNAGE
02	07/27/2015	REVISED SIGNAGE
03	07/27/2015	REVISED SIGNAGE
04	07/27/2015	REVISED SIGNAGE
05	07/27/2015	REVISED SIGNAGE
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17	07/27/2015	REVISED SIGNAGE
18	07/27/2015	REVISED SIGNAGE
19	07/27/2015	REVISED SIGNAGE
20	07/27/2015	REVISED SIGNAGE

ZAAP, INC. EXPRESSLY  
 DISCLAIMS ALL OTHER  
 WARRANTIES, INCLUDING  
 MERCHANTABILITY,  
 FITNESS FOR A PARTICULAR  
 PURPOSE, AND NON-INFRINGEMENT  
 OF PATENT RIGHTS. THE  
 CLIENT AGREES TO HOLD  
 ZAAP, INC. HARMLESS FROM  
 AND AGAINST ALL SUCH  
 DAMAGES AND COSTS  
 OF ATTORNEY'S FEES  
 IN CONNECTION WITH  
 THIS AGREEMENT.

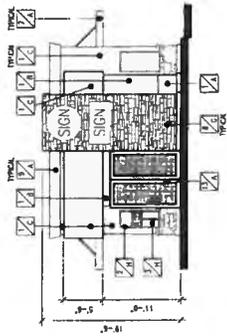
Date: 02/27/2015  
 Scale:  
 Drawn: BLC  
 Job: 27340  
 Sheet: 06  
 OF 09

- MATERIALS:** per specs.
1. INTERIOR CEILING: PER PER ELEVATIONS.
  2. INTERIOR WALLS: PER PER ELEVATIONS.
  3. INTERIOR FLOORING: PER PER ELEVATIONS.
  4. INTERIOR DOORS: PER PER ELEVATIONS.
  5. INTERIOR WINDOWS: PER PER ELEVATIONS.
  6. INTERIOR PARTITIONS: PER PER ELEVATIONS.
  7. INTERIOR LIGHTING: PER PER ELEVATIONS.
  8. INTERIOR PAINT: PER PER ELEVATIONS.
  9. INTERIOR TRIM: PER PER ELEVATIONS.
  10. INTERIOR SIGNAGE: PER PER ELEVATIONS.
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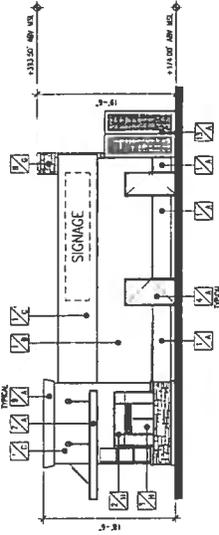
- FINISHES/COLORS:** per specs.
- A. SHEETROCK WALLS: "50" X "125" J-GROUVE (S&G)
  - B. SHEETROCK CEILING: "50" X "125" J-GROUVE (S&G)
  - C. SHEETROCK FLOORING: "18" X "18" (S&G)
  - D. SHEETROCK TRIM: "1 1/2" X "3" (S&G)
  - E. SHEETROCK SIGNAGE: "18" X "18" (S&G)
  - F. SHEETROCK SIGNAGE: "18" X "18" (S&G)
  - G. SHEETROCK SIGNAGE: "18" X "18" (S&G)
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  - I. SHEETROCK SIGNAGE: "18" X "18" (S&G)
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  - T. SHEETROCK SIGNAGE: "18" X "18" (S&G)
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  - X. SHEETROCK SIGNAGE: "18" X "18" (S&G)
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  - Z. SHEETROCK SIGNAGE: "18" X "18" (S&G)



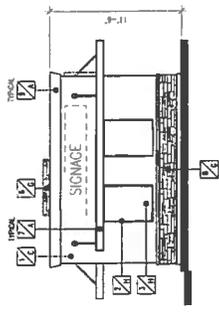
**NORTH ELEVATION**



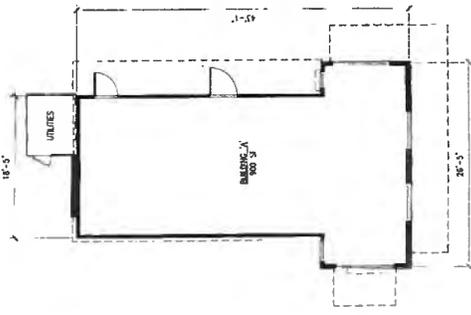
**EAST ELEVATION (MAGNOLIA AVE.)**



**SOUTH ELEVATION**



**WEST ELEVATION**



**BUILDING 'A'  
 FLOORPLAN**  
 1/8" = 1'-0"

REV	DESCRIPTION	DATE
1	REV - SUBMITTAL	4/16/2018
2	REV - SUBMITTAL	5/2/2018
3	REV - SUBMITTAL	5/27/2018

ZAAP INC. EXPRESSLY  
WARRANTS THE ACCURACY  
OF THE INFORMATION  
CONTAINED IN THIS DOCUMENT  
AND THE INFORMATION  
HEREON. THE INFORMATION  
HEREON IS PROVIDED AS IS  
WITHOUT WARRANTY OF ANY  
KIND. THE INFORMATION  
HEREON IS NOT TO BE  
USED FOR ANY OTHER  
PURPOSES.

Date: 02/27/2015

Scale:

Drawn: BLC

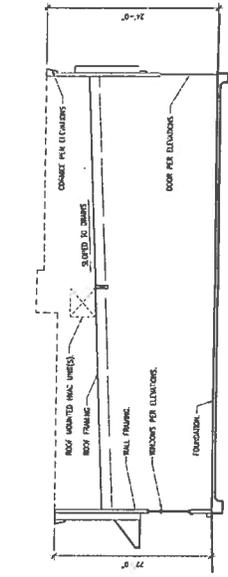
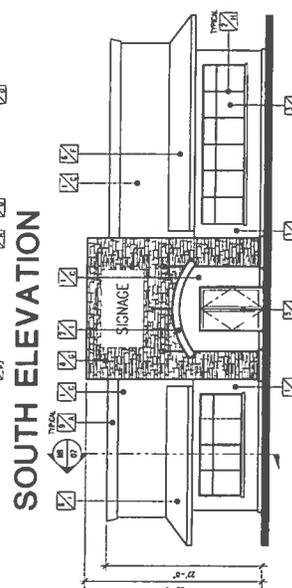
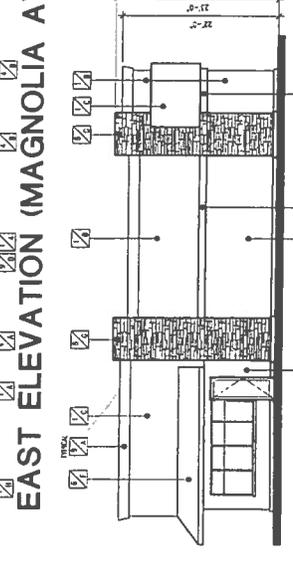
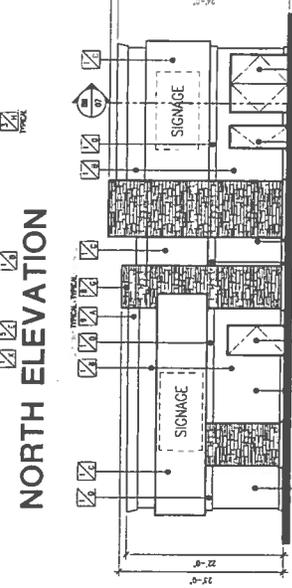
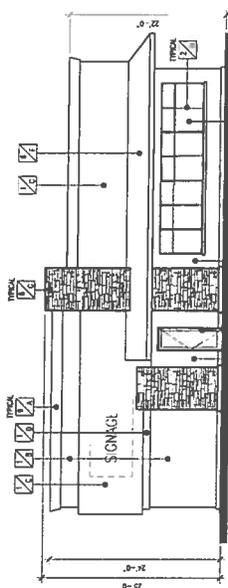
Job: 27940

Sheet: 07

OF 09

- MATERIALS:** PER SYMBOL
1. INTERIOR WALLS PER SYMBOL PER ELEVATIONS
  2. INTERIOR CEILING PER SYMBOL PER ELEVATIONS
  3. INTERIOR FLOOR PER SYMBOL PER ELEVATIONS
  4. INTERIOR DOOR PER SYMBOL PER ELEVATIONS
  5. INTERIOR WINDOW PER SYMBOL PER ELEVATIONS
  6. INTERIOR PARTITION PER SYMBOL PER ELEVATIONS
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  20. INTERIOR PARTITION PER SYMBOL PER ELEVATIONS

- FINISHES/COLORS:** PER SYMBOL
1. INTERIOR WALLS PER SYMBOL PER ELEVATIONS
  2. INTERIOR CEILING PER SYMBOL PER ELEVATIONS
  3. INTERIOR FLOOR PER SYMBOL PER ELEVATIONS
  4. INTERIOR DOOR PER SYMBOL PER ELEVATIONS
  5. INTERIOR WINDOW PER SYMBOL PER ELEVATIONS
  6. INTERIOR PARTITION PER SYMBOL PER ELEVATIONS
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  20. INTERIOR PARTITION PER SYMBOL PER ELEVATIONS



**BUILDING 'B'  
EXTERIOR ELEVATIONS**  
1/8" = 1'-0"

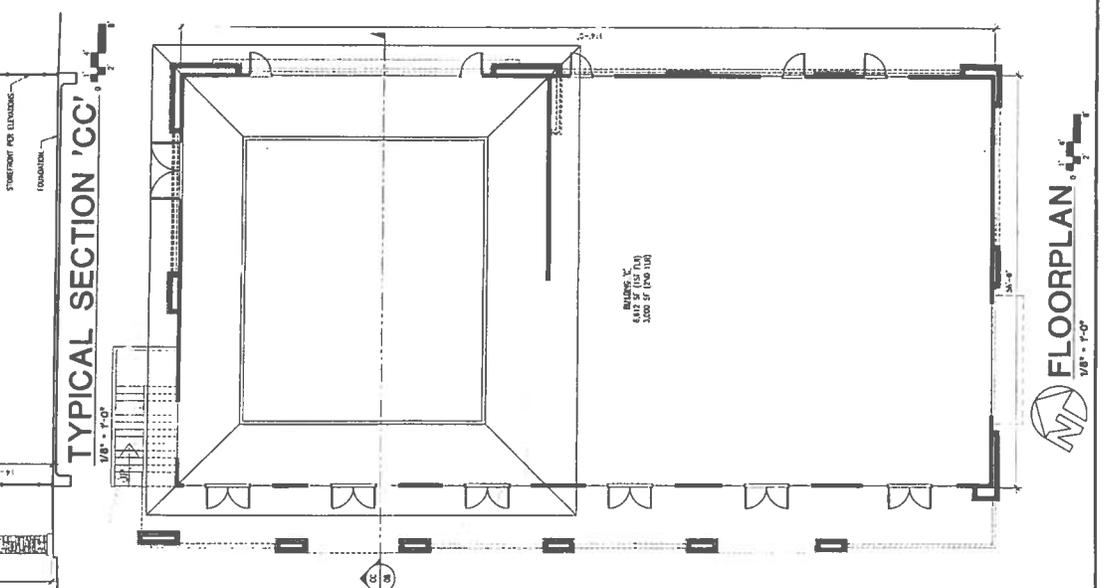
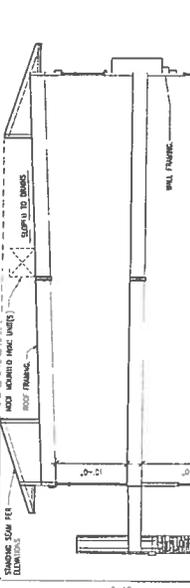
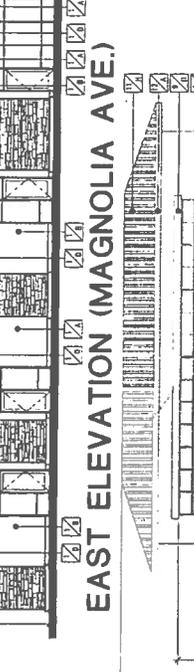
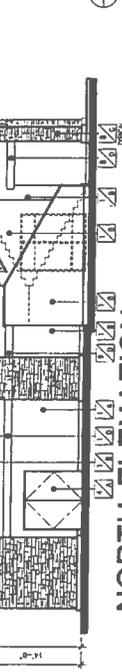
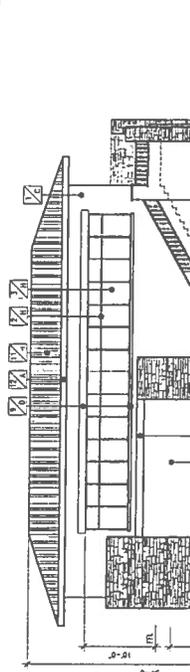
**BUILDING 'B'  
FLOOR PLAN**  
1/8" = 1'-0"

DATE	DESCRIPTION
4/2/2014	REV. REVISIONS
7/2/2014	REV. REVISIONS
7/27/2015	REV. REVISIONS

Date	02/27/2015
Scale	
Drawn	BLC
Job	27540
Sheet	08

- MATERIALS:** See Spec.
1. BRICK, COMMON STONE, WHITE FOR ELEVATIONS
  2. CONCRETE, TYPE 25000
  3. METAL ROOFING, GALVALUM
  4. METAL CLADDING, ALUMINUM
  5. METAL CLADDING, STEEL
  6. METAL CLADDING, COPPER
  7. METAL CLADDING, ZINC
  8. METAL CLADDING, BRASS
  9. METAL CLADDING, BRASS
  10. METAL CLADDING, BRASS
  11. METAL CLADDING, BRASS
  12. METAL CLADDING, BRASS
  13. METAL CLADDING, BRASS

- FINISHES/COLORS:** See Spec.
- A. SPIDER WALLS: "THE ART PARTNER" (BRICK)
  - B. SPIDER WALLS: "THE ART PARTNER" (STONE)
  - C. SPIDER WALLS: "THE ART PARTNER" (METAL)
  - D. SPIDER WALLS: "THE ART PARTNER" (WOOD)
  - E. SPIDER WALLS: "THE ART PARTNER" (GLASS)
  - F. SPIDER WALLS: "THE ART PARTNER" (CONCRETE)
  - G. SPIDER WALLS: "THE ART PARTNER" (PLASTER)
  - H. SPIDER WALLS: "THE ART PARTNER" (PAINT)
  - I. SPIDER WALLS: "THE ART PARTNER" (FLOORING)
  - J. SPIDER WALLS: "THE ART PARTNER" (CEILING)
  - K. SPIDER WALLS: "THE ART PARTNER" (LIGHTING)
  - L. SPIDER WALLS: "THE ART PARTNER" (MECHANICAL)
  - M. SPIDER WALLS: "THE ART PARTNER" (ELECTRICAL)
  - N. SPIDER WALLS: "THE ART PARTNER" (LANDSCAPE)



**BUILDING 'C' EXTERIOR ELEVATIONS**  
 1/8" = 1'-0"

DATE	DESCRIPTION
4/2/2014	REV. REVIEW SIGNATURE
10/27/2014	REV. SIGNATURE
10/27/2014	REV. SIGNATURE
10/27/2014	REV. SIGNATURE
10/27/2014	REV. SIGNATURE

ZAAP INC. IS HEREBY  
CERTIFYING & OTHER  
DOCUMENTS PREPARED  
HEREON ARE THE PROPERTY  
OF ZAAP INC. AND SHALL  
REMAIN THE PROPERTY OF  
ZAAP INC. UNLESS  
OTHERWISE STATED  
HEREON.

Date: 02/27/2015

Scale:

Drawn: BLC

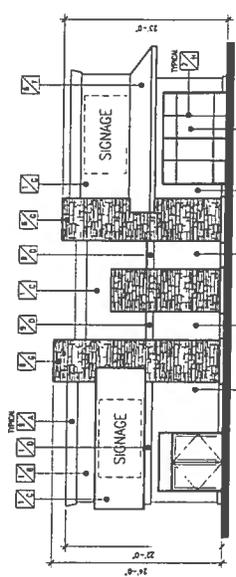
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Sheet: 69

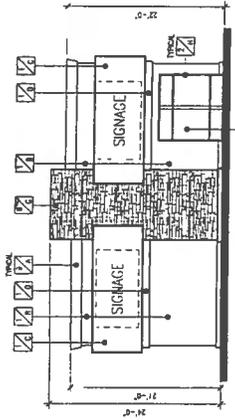
OF 09

- MATERIALS:** per sheet [ ]
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  2. EXTERIOR DOOR: PER ELEVATIONS
  3. EXTERIOR WINDOW: PER ELEVATIONS
  4. EXTERIOR SIGNAGE: PER ELEVATIONS
  5. EXTERIOR ROOF: PER ELEVATIONS
  6. EXTERIOR FLOORING: PER ELEVATIONS
  7. EXTERIOR PAINT: PER ELEVATIONS
  8. EXTERIOR LIGHTING: PER ELEVATIONS
  9. EXTERIOR MECHANICAL: PER ELEVATIONS
  10. EXTERIOR FINISHES: PER ELEVATIONS
  11. EXTERIOR FINISHES: PER ELEVATIONS
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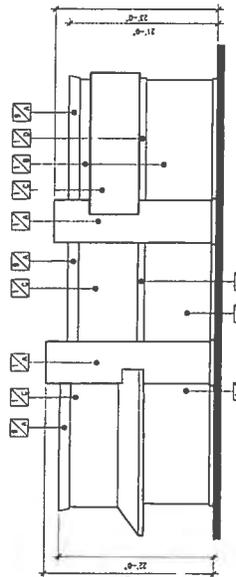
- FINISHES/COLORS:** per sheet [ ]
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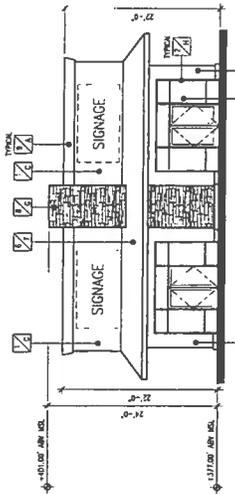
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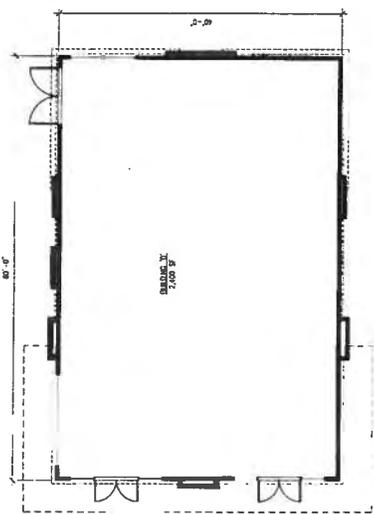
**EAST ELEVATION (MAGNOLIA AVE.)**



**SOUTH ELEVATION**



**WEST ELEVATION**



**BUILDING 'D'  
FLOORPLAN**  
1/8" = 1'-0"

**BUILDING 'D'  
EXTERIOR ELEVATIONS**  
1/8" = 1'-0"



City of Santee  
 Development Services Dept.  
 10601 Magnolia Avenue  
 Santee, CA 92071-1222  
 (619) 258-4100

## OWNERSHIP DISCLOSURE STATEMENT

<b>Project Title:</b>	<b>Project No.:</b>
<b>Project Address:</b> 8838 - 8852 N. Magnolia Avenue, Santee CA 92071	
<b>Legal Status (please check):</b>	
<input type="checkbox"/> Corporation ( <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? _____ Corporate Identification No.: _____	
<input checked="" type="checkbox"/> Partnership (list names below) <input type="checkbox"/> Individual	
<u>William Cameron Family Management</u> (Type or Print Name of Partner) Co., Inc. General (Type or Print Name of Partner)	<u>SJT Cameron LLC</u> (Type or Print Name of Partner) General (Type or Print Name of Partner)
<p>Please list below the owner(s) and tenants(s) (if applicable) of the above referenced property. The list must include the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants, if known, who will benefit from the permit, all individuals, all corporate officers, and all partners in partnership who own the property).  <b>Note:</b> The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property.</p>	
<b>Name (type or print):</b> <u>CAMERON BROTHERS CONSTRUCTION CO., L.P.</u> <b>Title/Property Interest (type or print):</b> <u>OWNER</u> <b>Street Address:</b> <u>10580 PROSPECT AVENUE #200</u> <b>City/State/Zip:</b> <u>SANTEE CA 92071</u> <b>Phone No.:</b> <b>Fax No.:</b> <u>619 562-3050</u> <u>619-562-3055</u> <b>Signature:</b>  <u>WANETA LEE, VICE PRESIDENT</u> <u>WILLIAM CAMERON FAMILY MANAGEMENT CO., INC. GENERAL PARTNER</u> FOR ADDITIONAL NAMES, PLEASE WRITE ON BACK OF THIS FORM - THANK YOU	<b>Name (type or print):</b> _____ <b>Title/Property Interest (type or print)</b> _____ <b>Street Address:</b> _____ <b>City/State Zip:</b> _____ <b>Phone No.:</b> <b>Fax No.:</b> _____ <b>Signature:</b> _____

GENERAL PARTNERS OF CAMERON BROTHERS CONSTRUCTION CO., L.P.

WILLIAM CAMERON FAMILY MANAGEMENT CO., INC.  
10580 PROSPECT AVENUE #200  
SANTEE CA 92071

SJT CAMERON, LLC  
P.O. BOX 441  
LAKESIDE CA 92040

City of Santee  
**COUNCIL AGENDA STATEMENT**

4A

**MEETING DATE** May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE** POSSIBLE CANCELLATION OF ONE SUMMER REGULAR MEETING AND THE DECEMBER 9 REGULAR MEETING, AND RESCHEDULING THE NOVEMBER 11 MEETING TO NOVEMBER 18.

**DIRECTOR/DEPARTMENT** Patsy Bell, CMC, City Clerk *PB*

**SUMMARY**

Staff is requesting Council Members consider cancelling two meetings and rescheduling a third meeting during the remainder of 2015.

It is at this time that staff normally brings forward an item for Council review and consideration of cancellation of a summertime meeting to accommodate various scheduling concerns and to provide a vacation break for families. Staff is requesting you select a meeting date to cancel during July, August or September.

Second, the November 11<sup>th</sup> meeting falls on Veterans Day, which is a holiday and City Hall will be closed. Staff recommends the November 11<sup>th</sup> meeting be cancelled and rescheduled for November 18<sup>th</sup>.

Third, staff is requesting the December 9<sup>th</sup> meeting be cancelled. As you are aware, the City recently completed a drainage project behind City Hall to correct improper drainage which caused a significant shifting in the foundation of the Council Chambers and now needs to be repaired. The estimated time to complete the repair is at least 4 weeks. Therefore, staff recommends cancellation of the December 9<sup>th</sup> meeting to allow for the facility to be repaired. Should an item need Council approval/direction before the first January meeting, a Special meeting can be called and conducted in Building 7 or 8 at City Hall.

**FINANCIAL STATEMENT** *m* N/A

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION** *PB*

1. Identify preferred date for summer meeting cancellation; and
2. Cancel the November 11, 2015 Regular Council meeting and schedule an Adjourned Regular meeting for November 18, 2015; and
3. Cancel the December 9, 2015 meeting; and
4. Direct the City Clerk to post notices of meeting cancellation at the appropriate times.

**ATTACHMENTS (Listed Below)** Calendar



# June 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	<b>10</b> Council Meeting	11	12	13
14	15	16	17	18	19	20
21	22	23	<b>24</b> Council Meeting	25	26	27
28	29	30				



# July 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	<b>3</b> City Holiday	<b>4</b> City Holiday
5	6	7	<b>8</b> Council Meeting	9	10	11
12	13	14	15	16	17	18
19	20	21	<b>22</b> Council Meeting	23	24	25
26	27	28	29	30	31	



# August 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	<b>12</b> Council Meeting	13	14	15
16	17	18	19	20	21	22
23	24	25	<b>26</b> Council Meeting	27	28	29
30	31					

**City of Santee**  
**COUNCIL AGENDA STATEMENT**

4B

**MEETING DATE**      May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE**            **RECOMMENDATION OF APPOINTMENT TO THE GILLESPIE  
FIELD DEVELOPMENT COUNCIL**

**DIRECTOR/DEPARTMENT**      Patsy Bell, CMC, City Clerk

**SUMMARY**

Recently, the County of San Diego, the City of El Cajon and the City of Santee have discussed ways to provide the City of Santee with representation on the Gillespie Field Development Council (GFDC).

A proposal was recently brought before the County Board of Supervisors and El Cajon City Council, who are signatories to the Joint Exercise of Powers Agreement which created the GFDC, to include language that allows the City of Santee to propose a suitably qualified candidate to fill one of the County's three seats on the GFDC. The proposal was accepted and approved by both the City of El Cajon and the County of San Diego.

The County currently has a vacant seat on the GFDC and would like to fill that seat with a candidate nominated by the City of Santee. The qualifications and requirements for candidates are outlined in the attached Joint Exercise of Powers Agreement.

At this time, City Council should make a recommendation for appointment to the GFDC.

*m*

**FINANCIAL STATEMENT**      None

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *Red*  
Confirm Mayor Voepel's recommendation to be presented at the meeting.

**ATTACHMENTS (Listed Below)**  
Joint Exercise of Powers Agreement

JOINT EXERCISE OF POWERS AGREEMENT BETWEEN THE COUNTY OF SAN DIEGO AND THE CITY OF EL CAJON CREATING AN AGENCY TO BE KNOWN AS THE GILLESPIE FIELD DEVELOPMENT COUNCIL

Incorporating Amendment No. 9, April 8, 2015

THIS AGREEMENT made and entered into this 19<sup>th</sup> day of March, 1974, by and between the COUNTY OF SAN DIEGO, State of California, a public corporation, hereinafter referred to as "COUNTY", AND THE CITY OF EL CAJON, a municipal corporation of the State of California, hereinafter referred to as "CITY";

WITNESSETH:

WHEREAS, City and County are each empowered by law to operate an airport and to develop an industrial park thereon; and

WHEREAS, it is in the public interest that the County and the City cooperate in the proper development of Gillespie Field; and

WHEREAS, it is in the public interest that the industrial and economic development of Gillespie Field be accelerated in a convenient and orderly manner; and

WHEREAS, in order to achieve proper development of Gillespie Field it is necessary to establish operational guidelines and policies which will provide flexibility and responsiveness to development needs; NOW THEREFORE

In consideration of the premises and their mutual covenants, it is mutually agreed by and between the parties hereto as follows:

SECTION 1. Purpose. This Agreement is made pursuant to the provisions of Article 1, Chapter 5, Division 7, Title 1 (commencing with Section 6500) of the Government Code of the State of California [the "ACT"] relating to the joint exercise of powers common to the Public Agencies. The Public Agencies each possess the common powers referred to in the recitals hereof. The purpose of this Agreement is to exercise such powers jointly by cooperative implementation of the industrial and economic development of Gillespie Field. Such purpose will be accomplished, and said common powers exercised, in the manner hereinafter set forth.

SECTION 2. Term

A. This Agreement shall commence March 19, 1974 and shall continue in full force and effect until June 30, 2025 or until such lesser time as the parties hereto should mutually find that the objectives of the Agreement have been substantially achieved.

B. In determining whether or not the objectives of the Agreement have been substantially achieved, the following criteria should be considered:

- (1) Extent of development of the field;
- (2) Economic stability of the development;

(3) Continuing need for cooperative implementation of development of the field.

SECTION 3. Gillespie Field Development Council.

A. Creation of Council. There is hereby created the Gillespie Field Development Council, hereinafter referred to as the "COUNCIL". The debts, liabilities and obligations of the Council shall not constitute debts, liabilities or obligations of either City or County.

B. Membership. The Council shall be composed of five (5) members, three of whom shall be nominated by the Board of Supervisors of the County of San Diego and two of whom shall be nominated by the City Council of the City of El Cajon. Of the three nominated by the County, one shall be selected from qualified candidates identified by the City of Santee. If the City of Santee fails to identify qualified candidates, County may nominate members of its own choice. No person shall be nominated or appointed who is a member of the governing body or planning commission or a full-time employee of the County of San Diego, City of Santee or the City of El Cajon. If a member of the Council becomes a member of such governing body or planning commission or a full-time employee of the County of San Diego, City of Santee or City of El Cajon during his/her term of office, he/she shall be removed from the Council and his/her position shall be declared vacant. Appointment of each Member shall be made by mutual agreement of both entities and ratified by actions of both the Board of Supervisors and the City Council.

- (1) To qualify for appointment, a nominee must have expertise and experience in such fields as real estate, finance, industrial development, aviation, or other fields related to the development program for Gillespie Field, and have a demonstrated interest in the economic viability of the field.
- (2) The Board of Supervisors shall nominate one Member for a two-year term and two Members for a four-year term, and the City Council of the City of El Cajon shall nominate one Member for a two-year term and one Member for a four-year term. The initial term shall be computed from the date hereof. Upon the expiration of the initial terms, all succeeding terms shall be for four years. Members shall hold membership during the term for which they were appointed and until their successors have been appointed and qualified except that Members may be removed at any time for any reason by the City Council in the case of Members nominated by said Council or by the Board of Supervisors in the case of Members nominated by said Board. In the case of a vacancy, the same shall be promptly filled by appointment thereto following nomination by the City Council in the case of a vacancy as to which said Council has the power of nomination, or by the Board of Supervisors in the case of a vacancy as to which said Board has the power of nomination. An appointment to fill a vacancy occurring during an unexpired term shall be for the period of the unexpired term.
- (3) Meetings. The Council shall provide for its regular meetings; provided, however, it shall hold at least two meetings in each year and such further meetings as may be necessary. The dates upon which, and the hour and

place at which, any meeting shall be held shall be fixed by the Council. The Council shall adopt rules for conducting its meetings and all other business, and shall elect a Chairperson and Vice Chairperson. All meetings, including without limitation, regular, adjourned regular and special meetings, shall be called, noticed and held and conducted in accordance with the provisions of the Ralph M. Brown Act (commencing with Section 54950 of the Government Code of the State of California).

- (4) Quorum. Three members present at a meeting of the Council shall constitute a quorum for the transaction of business, except that a lesser number may adjourn for lack of quorum.
- (5) Officers. The Council shall elect a Chairperson and Vice Chairperson at its first meeting and thereafter at the first meeting held in each succeeding calendar year the Council shall elect or re-elect its Chairperson and Vice Chairperson. In the event that the Chairperson or Vice Chairperson so elected ceases to be a member of the Council, the resulting vacancy shall be filled at the next meeting of the Council held after such vacancy occurs. In the absence or inability of the Chairperson to act, the Vice Chairperson shall act as Chairperson. The Chairperson, or in his/her absence Vice Chairperson, shall preside at and conduct all meetings of the Council. County Airports Division Staff is designated Secretary of the Council. Pursuant to Government Code Section 6505.5 the Auditor and Controller of the County of San Diego is designated Auditor of the of the Council. The Treasurer of the County of San Diego is designated Treasurer of the Council. The County Counsel or the City Attorney upon request shall attend the meetings of the Council and shall also on request advise the Council in connection with any business relating to County or City, respectively. The Council may employ other counsel to represent the Council in any manner, to be paid from funds made available for such purpose by either City or County.

#### SECTION 4. Powers and Duties of the Council.

A. The Council shall be responsible for the overall execution of the Master Plan for Gillespie Field as adopted by the County of San Diego. The term "Master Plan" as used herein shall include the FAA-approved airport layout plan, applicable County Ordinances, Special Use Permits, Development Standards, Performance Standards, Priorities and Policies approved by the Board of Supervisors.

B. The Council shall develop a set of consistent priorities, policies and standards to be applied to proposed development within the Gillespie Field area which shall take into account both the desirability of various types of development and the sequence of development. The Council shall implement the Master Plan in accordance with such consistent policies and standards.

C. The Council shall make available to the Airports Division such specialized expertise as it has in real estate, industrial development, industrial finance, and related areas, as may be required by said division. However, Council shall not have the authority to retain consultants to advise it as to such matters unless this Agreement is amended to give such authority to the Council.

D. The Council shall have the power to retain legal counsel and to sue and be sued in its own name.

E. The Council shall review and make recommendations to the Board of Supervisors on all expenditures relating to Gillespie Field and the County will appropriate funds necessary for the operation of Gillespie Field and the execution of the terms of this Agreement as the Board of Supervisors deems appropriate.

F. The Council shall, after receipt of staff recommendation, recommend approval or denial of proposals for leases for development of any portion of the Gillespie Field area.

G. The Council shall thereafter forward to the Board of Supervisors recommendations concerning potential leases of property on the field by private enterprise for Board approval only when the Council has determined that such potential lease is in strict conformance with the Master Plan as defined herein.

H. The Council shall make annual reports to the San Diego County Board of Supervisors and the El Cajon City Council concerning progress on development of the field.

I. The Council shall endeavor to cause the use of the commercial, industrial, and aviation-business related properties within the Gillespie Field area in a manner consistent with the Master Plan and the priorities established by the Council.

#### SECTION 5. Powers and Duties of the Airports Division.

A. The Airports Division of the San Diego County Department of Public Works shall be responsible for the day-to-day execution of the Master Plan for the Gillespie Field area.

B. The Airports Division shall assist the Council in the development of a set of priorities for implementation of the Master Plan.

C. The Airports Division shall be responsible on a day-to-day basis for the solicitation, negotiation, and implementation of all leases consistent with the Master Plan and the priorities established by the Council.

D. The Airports Division shall request the Council to provide for the retention of such technical experts in marketing and development as may be necessary and appropriate.

E. The Airports Division shall refer to the Council any proposals for development and potential leases with the endorsement as to its compliance with the Master Plan and existing Council priorities, policies and standards.

F. The Airports Division shall prepare and deliver to the Council recommendations concerning development of the field.

G. The Airports Division shall be responsible in all respects for operation of both the aviation and non-aviation activities at Gillespie Field, and enforce the provisions of all leases and related covenants.

H. The Airports Division shall report informally to the Council at its meetings, and prepare an annual report for the San Diego County Board of Supervisors and the El Cajon City Council.

SECTION 6. Disposition of Assets. Upon the termination of this Agreement, all property of Council shall be returned to the parties in proportion to the aggregate amount of contributions (moneys and property, not services) if any, made by City and County.

SECTION 7. Assistance to Council. City and County may in appropriate circumstances:

- A. make contributions from their treasuries for the purposes set forth herein,
- B. make advances of public funds to defray the cost of such purposes,
- C. use their personnel, equipment or property in lieu of other contributions or advances.

The provisions of Government Code Section 6513 are hereby incorporated into this Agreement.

SECTION 8. Funds and Accounts

The Treasurer shall receive, have the custody of and disburse funds of all of the accounts, funds and money of the Council from whatever source which shall be deposited to the credit of the Council. The Auditor shall assure that there be strict accountability of all funds and reporting of all receipts and disbursements in accordance with County procedures. The books and records of Council in the hands of the Auditor and Treasurer shall be open to inspection at all reasonable times by representatives of City and County.

A. Audit of Council. The Auditor will comply with the audit requirements set forth in California Government Code Section 6505 (b) and (c). To the extent an audit of the Council is required, all costs associated with the audit will be paid by the Council. In accordance with 6505 (f) the Council may request to replace the annual special audit with an audit covering a two-year period.

B. Fees for Services Provided. In accordance with 6505 (e), the County's Board of Supervisors shall determine charges to be made against the Council for the services of the Treasurer and Auditor."

SECTION 9. Immunities. All of the privileges and immunities from liabilities, exemptions from laws, ordinances and rules, all pension, relief, disability workers' compensation, and other benefits which shall apply to the activity of officers, agents or employees of the City and County when performing their respective functions, shall apply to the activity of officers, agents or employees of the City and County when performing their respective functions, shall apply to them to the same degree and extent while engaged as members of the Board or otherwise as an officer, agent or other representatives of the Council while engaged in the performance of any of their functions or duties under the provisions of this Agreement.

SECTION 10. Notices. Notices hereunder shall be sufficient if sent by regular mail, postage prepaid, to:

City: City Clerk  
City of El Cajon  
200 Civic Center Way  
El Cajon, California 92020

County: Secretary - GFDC  
Department of Public Works – Airports  
1960 Joe Crosson Drive  
El Cajon, California 92020

SECTION 11. Miscellaneous. The section headings herein are for convenience only and are not to be construed as modifying or governing the language in the section referred to. Whenever in this Agreement any consent or approval is required the same shall not be unreasonably withheld. This Agreement is made in the State of California under the Constitution and laws of such State and is to be so construed.

SECTION 12. Severability. Should any part, term, portion or provision of this Agreement, be by the courts decided to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining parts, terms, portions or provisions shall be deemed severable and shall not be affected thereby, provided such remaining portion or provisions can be construed in substance to continue to constitute the agreement that the parties intended to enter into in the first instance.

SECTION 13. Successors. This Agreement shall be binding upon and shall inure to the benefit of the successors of the parties hereto.

SECTION 14. Notice of Creation. A notice of the creation of the Council by this Agreement shall be filed with the Secretary of State pursuant to Section 6503.5 of the Government Code by the Agency.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their proper officers thereunto duly authorized, their official seals to be hereto affixed, as of the date first above written.

City of Santee  
**COUNCIL AGENDA STATEMENT**

6A

MEETING DATE May 13, 2015

AGENDA ITEM NO.

ITEM TITLE MAST BOULEVARD ACCIDENT REPORT

DIRECTOR/DEPARTMENT Melanie Kush, Development Services 

**SUMMARY**

On April 30, 2015, an accident occurred on Mast Boulevard at the west entrance to West Hills High School which resulted in one fatality. As the City does after any major accident, the traffic engineers are reviewing the incident at this location. The Sheriff's Department has an on-going investigation. In addition, traffic officers will continue their already rigorous enforcement of traffic regulations near the high school.

Staff will be presenting a PowerPoint presentation with this item.

**FINANCIAL STATEMENT**

None

CITY ATTORNEY REVIEW  N/A  Completed

**RECOMMENDATION**

Receive report 

**ATTACHMENTS**

None

City of Santee  
**COUNCIL AGENDA STATEMENT**

**MEETING DATE** May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE** RESOLUTION APPROVING NEGATIVE DECLARATION (AEIS2013-10) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, APPROVING THE TOWN CENTER COMMUNITY PARK IRRIGATION WELL PROJECT, AWARDING THE DESIGN-BUILD CONSTRUCTION CONTRACT FOR THE TOWN CENTER COMMUNITY PARK IRRIGATION WELL (CIP 2013-31) AND AUTHORIZING THE TRANSFER OF FUNDS

**DIRECTOR/DEPARTMENT** Melanie Kush, Development Services *SM FOR MK*  
Bill Maertz, Community Services *BM by PB*

**SUMMARY**

This item requests City Council to approve a landscape irrigation well at the Town Center Community Park Site which would provide landscape irrigation water for the Town Center Community Park East and West site areas, and to award the design-build construction contract for the Town Center Community Park Irrigation Well (CIP 2011-35). Significant long-term cost savings to the City are anticipated in the amount of \$110,000 per year if the project is completed.

On October 13, 2014 a request for proposals was issued and on December 12, 2015 two proposals were received by the City Clerk. Proposals were evaluated based on the following criteria: 1) project experience, technical expertise and references; 2) project design, implementation methodology, time required for completion; and 3) project cost. The highest ranking firm, Kleinfelder, Inc., also provided the lowest cost proposal at \$529,493.25.

Based on the design-build proposal submitted by Kleinfelder Inc., it is recommended that the City Council authorize the City Manager to execute an Agreement with Kleinfelder Inc., to implement the installation of Town Center Community Park Irrigation Well. Further information is provided in the attached Staff Report.

**FINANCIAL STATEMENT** *fm*

This project is included in the adopted Capital Improvement Program budget in the amount of \$220,000. A transfer of Park In-Lieu Fees in the amount of \$526,000 is requested from the budget savings for the San Diego River Trail, Walker Preserve (CIP 2011-35) project.

Planning, Environmental, Design & Bidding	\$ 66,506.92
Construction Contract	529,493.25
Construction Change Orders	100,000.00
Construction Engineering/Management	<u>50,000.00</u>
 Total Anticipated Project Cost	 <u>\$ 746,000.17</u>

**ENVIRONMENTAL REVIEW**

A Negative Declaration was prepared for this project in compliance with the California Environmental Quality Act and was available for public comments from November 14, 2013 to December 4, 2013. No comments were received during this period.

**CITY ATTORNEY REVIEW**

N/A       Completed

**RECOMMENDATION** *RM by PB*

Adopt the attached Resolution awarding the construction contract to Kleinfelder Inc., for a total amount of \$529,493.25, authorizing the Director of Development Services to approve change orders in an amount not to exceed \$100,000, and authorizing the transfer of Park In-Lieu Fees in the amount of \$526,000.00.

**ATTACHMENTS**

Staff Report      Initial Study/Negative Declaration      Resolution

**STAFF REPORT**  
**RESOLUTION APPROVING NEGATIVE DECLARATION (AEIS2013-10) PURSUANT  
TO CEQA, APPROVING THE TOWN CENTER COMMUNITY PARK IRRIGATION  
WELL PROJECT, AWARDING THE DESIGN-BUILD CONSTRUCTION CONTRACT  
FOR THE TOWN CENTER COMMUNITY PARK IRRIGATION WELL (CIP2013-31)  
AND AUTHORIZING THE TRANSFER OF FUNDS**

**CITY COUNCIL MEETING MAY 13, 2015**

**BACKGROUND**

To explore an opportunity to decrease operating costs at Town Center Community Park (TCCP), the City in 2013 initiated an environmental study by consulting with URS. The study determined that:

- a) The local San Diego River aquifer contains sufficient resources to irrigate the park; and
  
- b) The annual 39 acre feet of water necessary to irrigate City facilities will not adversely impact adjacent wells nor neighboring water agencies. The amount of water the city plans to withdraw represents 0.2 percent of the annual volume available in the Santee-El Monte Groundwater Basin.

Following the study, the City Council authorized staff to issue a request for proposals (RFP) for construction of the well under the design-build process. In May 2014, the City received a single proposal in the amount of \$1.197 million, in which staff did not recommend moving forward with the project due to having only one bid received. Staff subsequently revised the design-build RFP and re-advertised the project. Two proposals were received. Staff evaluated the proposals and determined Kleinfelder Inc., to be the higher rated firm. This proposal also had the lowest proposed cost to perform the project in the amount of \$529,493.

**ISSUES**

The City's proposed project is not atypical. The Grossmont Union High School District previously drilled its own well and has been using this groundwater to irrigate West Hills High School. Officials at the Padre Dam Municipal Water District initially were concerned that a City well at TCCP could impact their plan to inject highly treated wastewater into the aquifer for indirect potable water reuse. However, subsequent testing determined that their injection location was infeasible for their project.

Significant long-term cost savings to the City are anticipated in the amount of \$110,000 per year if the project is completed. The City's annual irrigation costs for TCCP are \$145,000, which means the project would pay for itself in approximately seven years. In addition, wholesale rates for reclaimed water are expected to rise by 18 percent over the next eight years.

In conjunction with installing the well, the City will reduce non-sports-related turf areas by 15 to 20 percent, replacing them with drought-tolerant plants, ground cover or mulch to reduce the current amount of irrigation water for this facility.

Due to the specialty nature of installing irrigation wells the final well design including drilling depth and pump motor sizing will be determined after the drilling of the test well. Staff is requesting the City Council authorize the Director of Development Services to approve change orders in the amount of \$100,000 for unforeseen items and additional work. This allows the installation of the irrigation well immediately after drilling the test well, thereby reducing costs associated with remobilizing drilling equipment a second time.

### **ENVIRONMENTAL REVIEW**

An environmental Initial Study was completed in accordance with the California Environmental Quality Act (CEQA). This study concluded that the irrigation well ("Project") could not have a significant effect on the environment. A draft Initial Study / Negative Declaration was made available for a 20-day public review period. No comments were received during this time frame.

### **RECOMMENDATIONS**

Staff is recommending the City Council 1) approve the Negative Declaration; 2) approve the Town Center Community Park irrigation well ("Project"); 3) accept the highest rated proposal from Kleinfelder Inc.; and 4) award the design build construction contract for the amount totaling \$529,493.25.

Staff also requests the City Council authorize the Director of Development Services to approve change orders in the amount of \$100,000 for unforeseen items and additional work.



# CITY OF SANTEE

## RECEIVED

MAYOR  
Randy Voepel

CITY COUNCIL  
Jack F. Dale  
Rob McNelis  
John W. Minto  
John Ryan

CITY MANAGER  
Keith Till

DEC 18 2013

Dept. of Development Services  
City Of Santee

FILED  
Ernest J. Dronenburg, Jr. Recorder County Clerk

NOV 13 2013

BY J. Vargas  
DEPUTY

### NOTICE OF NEGATIVE DECLARATION Public Review Period: NOVEMBER 14, 2013 to DECEMBER 4, 2013

Notice is hereby given by the DEPARTMENT OF DEVELOPMENT SERVICES, of the CITY OF SANTEE of the availability for public review of a NEGATIVE DECLARATION.

**SUBJECT:** The proposed project involves the drilling of an irrigation water well to provide landscape irrigation to turf and landscaping at the existing Town Center Community Park, as well as installation of water pumps, electrical conduits, communication conduits, wiring, irrigation connections, monitoring equipment and an above-ground, 144-square-foot well enclosure. The well would be drilled inside the already developed park grounds. The well would accommodate the current annual demand of approximately 39 acre-feet for Town Center Community Park, which results in a maximum summertime demand of 250-300 gallons per minute (gpm) during scheduled irrigation times. Project construction will take approximately eight weeks.

Assessor's Parcel Number (APN): 381-051-14

Project Planner: Travis Cleveland

**PUBLIC REVIEW PERIOD:** A Negative Declaration dated November 14, 2013, has been prepared for the project and will be available for public review and comment from November 14, 2013 to December 4, 2013. The Initial Study found that the project would not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. A copy of the draft Negative Declaration and all reports and documents referenced in it are on file in the Department of Development Services at the address noted below. All comments concerning this environmental document must be submitted in writing to the Director of Development Services prior to the close of the public review period as noted above. The City is required to consider all written comments received during the noticed public review period prior to awarding a construction contract.

**ADDITIONAL INFORMATION:** Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raises during the public review period, or in oral or written correspondence delivered to the City of Santee at, or prior to, the closing of the public review period. A right to appeal a City Council decision is governed by the Code of Civil Procedure Section 1094.5. The City of Santee complies with the Americans with Disabilities Act. If you have any questions about the above proposal or want to submit comments, contact the project planner listed above at the Department of Development Services, 10601 Magnolia Ave., Santee, CA 92071-1222. Phone (619) 258-4100 x160, email [tcleveland@cityofsanteeca.gov](mailto:tcleveland@cityofsanteeca.gov).

Publish date: November 14, 2013

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on NOV 13 2013  
Posted NOV 13 2013, Removed DEC 13 2013  
Returned to agency on DEC 13 2013  
Deputy J. Vargas



**Ernest J. Dronenburg, Jr.**

**COUNTY OF SAN DIEGO  
ASSESSOR/RECORDER/COUNTY CLERK**



**ASSESSOR'S OFFICE**  
1600 Pacific Highway, Suite 103  
San Diego, CA 92101-2480  
Tel. (619) 236-3771 \* Fax (619) 557-4056

[www.sdarcc.com](http://www.sdarcc.com)

**RECORDER/COUNTY CLERK'S OFFICE**  
1600 Pacific Highway, Suite 260  
P.O. Box 121750 \* San Diego, CA 92112-1750  
Tel. (619)237-0502 \* Fax (619)557-4155

Transaction #: 307213120131113  
Deputy: JVARGAS2  
Location: COUNTY ADMINISTRATION BUILDING  
13-Nov-2013 16:25

**FEES:**

50.00 Qty of 1 Fish and Game Filing Fee for Ref# CITY OF SANTEE  
50.00 TOTAL DUE

**PAYMENTS:**

50.00 Cash  
50.00 TENDERED

**SERVICES AVAILABLE AT  
OFFICE LOCATIONS**

- \* Tax Bill Address Changes
- \* Records and Certified Copies:  
Birth/ Marriage/ Death/ Real Estate
- \* Fictitious Business Names (DBAs)
- \* Marriage Licenses and Ceremonies
- \* Assessor Parcel Maps
- \* Property Ownership
- \* Property Records
- \* Property Values
- \* Document Recordings

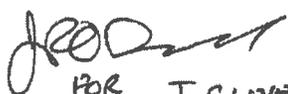
**SERVICES AVAILABLE ON-LINE AT  
[www.sdarcc.com](http://www.sdarcc.com)**

- \* Forms and Applications
- \* Frequently Asked Questions (FAQs)
- \* Grantor/ Grantee Index
- \* Fictitious Business Names Index (DBAs)
- \* Property Sales
- \* On-Line Purchases  
Assessor Parcel Maps  
Property Characteristics  
Recorded Documents

**NEGATIVE DECLARATION**

1. Name or description of project:	Town Center Community Park Irrigation Well (AEIS2013-10)
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	Town Center Community Park 9951 Riverwalk Drive Santee, CA 92071
3. Entity or Person undertaking project:	
A. Entity	
(1) Name:	City of Santee
B. Other (Private)	
(1) Name:	
(2) Address:	
<p>The Lead Agency, having reviewed the Initial Study of this proposed project, having reviewed the written comments received prior to the public meeting of the Lead Agency, and having reviewed the recommendation of the Lead Agency's Staff, does hereby find and declare that the proposed project will not have a significant effect on the environment. A brief statement of the reasons supporting the Lead Agency's findings are as follows:</p> <p><i>The project will not have a significant effect on the environment because it will take place on a developed, previously mass-graded area of a public park, it does not generate significant amounts of traffic, pollutants, or noise, does not represent a significant increase in impervious area or building square footage, does not create growth-inducing issues, and does not generate a need for additional emergency response.</i></p>	
<p>The Lead Agency hereby finds that the Negative Declaration reflects its independent judgment. A copy of the Initial Study is attached.</p>	
<p>The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Lead Agency based its decision to adopt this Negative Declaration are as follows:</p> <p>Steve Miller, Senior Civil Engineer City of Santee Department of Development Services 10601 Magnolia Avenue Building 4 Santee, CA 92071</p>	
Phone No.:	(619) 258-4100, extension 176

Date Received NOI FILED  
for Filing: NOVEMBER 14, 2013

  
 FOR T. CLEVELAND  
 Staff

INITIAL STUDY AEIS2013-10

1. Project Title: Town Center Community Park Landscape Irrigation Well
2. Lead Agency Name and Address:  
City of Santee, 10601 Magnolia Avenue, Santee, CA 92071
3. Contact Person and Phone Number: Steve Miller, Senior Civil Engineer, (619) 258-4100, x176
4. Project Location: Town Center Community Park, 9951 Riverwalk Drive, Santee, CA 92071
5. Project Sponsor's Name and Address:  
City of Santee, 10601 Magnolia Ave, Santee, CA 92071
6. General Plan Designation: Town Center (TC)      7. Zoning: Town Center (TC)
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

The project site is located in the southern portion of Town Center Community Park (TCCP), north of the San Diego River and east of Woodglen Vista Creek, which runs through the center of the park. The park area near the project site is generally flat and developed with a mixture of playing fields and turf areas. The well would be installed in an area not currently used for organized recreation (refer to Exhibit A for project location). The larger, 55-acre park also includes children's play equipment, pedestrian paths, additional sports fields, a restaurant, a pool and a YMCA.

The project involves the drilling of a irrigation water well to provide landscape irrigation to turf and landscaping at an existing community park, as well as installation of water pumps, electrical conduits, communication conduits, wiring, irrigation connections, monitoring equipment and the well enclosure. The well will be drilled inside the already developed park grounds. The well will accommodate the current annual demand of approximately 39 acre feet for Town Center Community Park, which results in a maximum summertime demand of 250-300 gallons per minute (gpm) during scheduled irrigation times.

The well will be drilled to a depth adequate to provide a maximum flow of 400 gpm, and have pumps to provide a minimum static pressure of 115 pounds per square inch (psi). The new well would be approximately 8 inches in diameter and could be drilled to a depth of up to 900 feet depending on below-ground conditions. The well head, pumps and associated equipment will be enclosed to provide weatherproofing and prevent tampering. The development footprint of the completed structure will be approximately 12 feet long, 12 feet wide, and eight feet tall.

Well drilling and well casing installation would entail mobilizing drilling equipment, site

clearing, drilling the well, and installing pumps, irrigation pipes, associated monitoring equipment, screening enclosure, and the removal of drilled material. Equipment used for minor grading could include a skid-steer loader, backhoe, and a truck-mounted drill rig. Construction would be between the times of 7:00 am to 5:00 pm, Monday through Friday, and is slated to take approximately eight weeks.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)

TCCP lies generally between Cuyamaca Street, Riverwalk Drive, Park Center Drive, and the San Diego River, with Rio Seco Elementary occupying land at the southeast corner of Cuyamaca Street and Riverwalk Drive (the northwest corner of the park). Land uses to the west include commercial uses in the General Commercial and Office/Professional land use designations. To the north is Riverwalk, a mix of single- and multiple-family uses in the R-7 land use designation. To the east are vacant parcels of land designated R-22 and R-30 within the Town Center Community Plan. The San Diego River to the south is designated Park/Open Space.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

County of San Diego Department of Environmental Health: Water Well Permit.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

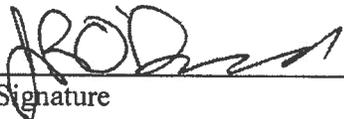
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture/Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Geology / Soils                    |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials  | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources              | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems    | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Signature

ORIGINALLY SIGNED NOVEMBER 14, 2013  
Date

J.R. O'Donnell FOR T. CLEVELAND  
Printed Name

For

Exhibits:      Exhibit A – Vicinity Map  
                    Exhibit B – Project Environmental Study

Issues:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	AESTHETICS -- Would the project:				
	a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Source: Santee General Plan. The site is not located in an area designated as scenic in the General Plan. Given the site context of an existing, developed public park with associated accessory structures, there is no impact to scenic vistas. No impact.				
	b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Source: Santee General Plan. The site is not located adjacent to a state scenic highway. No impact.				
	c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Source: Santee General Plan. The project would represent a small above ground structure that does not currently exist. However, in the developed context of the structures already in the park, the visual effect is not considered significant. Less than significant effect.				
	d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	There will be no lighting located on the exterior of the project. The project would not create a substantial source of light and glare. No Impact.				

Issues:

II.

**AGRICULTURE AND FOREST RESOURCES** -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. -- Would the project:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: State Farmland Maps. The project will be installed in an existing, developed City park. No impact.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Zoning Ordinance, Town Center Specific Plan. The project will be installed in an existing, developed City park in the Town Center zone with no existing agricultural use. No impact.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Zoning Ordinance, Town Center Specific Plan. The project will be installed in an existing, developed City park in the Town Center zone with no existing forest use. The project will be installed in an existing, developed City park. No impact.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Zoning Ordinance, Town Center Specific Plan. The project will be installed in an existing, developed City park in the Town Center zone with no existing forest use. The project will be installed in an existing, developed City park. No impact.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no agricultural uses located nearby. The project will be installed in an existing, developed City park. No impact.

Issues:

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: General Plan, Air Pollution Control District Rule 10. The well and associated equipment will not emit pollutants. Project-related traffic generation is limited to routine maintenance of the site which will be conducted by City personnel. This vehicle activity would not be a considerable source of air pollutant emissions. Therefore, construction and operation would not conflict with any local air quality plan or result in violation of air quality standards. This impact is considered less than significant.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) | Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: General Plan, Air Pollution Control District Rule 10. The well and associated equipment will not emit pollutants. Project-related traffic generation is limited to routine maintenance of the site which will be conducted by City personnel. This vehicle activity would not be a considerable source of air pollutant emissions. Therefore, construction and operation would not conflict with any local air quality plan or result in violation of air quality standards. This impact is considered less than significant.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, Air Pollution Control District Rule 10. The well and associated equipment will not emit pollutants. Project-related traffic generation is limited to routine maintenance of the site which will be conducted by City personnel. This vehicle activity would not be a considerable source of air pollutant emissions. Therefore, construction and operation would not conflict with any local air quality plan or result in violation of air quality standards. This impact cannot be considered cumulatively considerable. No impact.

d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan, Air Pollution Control District Rule 10. The nearest sensitive receptors are approximately 500 feet away at Rio Seco school; however, the well and associated equipment will not emit pollutants. Project-related traffic generation is limited to routine maintenance of the site which will be conducted by City personnel. This vehicle activity would not be a considerable source of air pollutant emissions. Therefore, construction and operation would not conflict with any local air quality plan or result in violation of air quality standards. No impact.

e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project will not emit pollutants. No impact.

Issues:

IV. BIOLOGICAL RESOURCES -- Would the project:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Santee Draft Subarea Plan, Town Center Community Park Mitigated Negative Declaration, project Environmental Study. The project involves the drilling of an eight-inch-diameter well and placement of a 12' by 12' structure in an existing, developed public park that is not a source of habitat for endangered species. No impact.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Santee Draft Subarea Plan, Town Center Community Park Mitigated Negative Declaration, project Environmental Study. The project involves the drilling of an eight-inch-diameter well and placement of a 12' by 12' structure in an existing, developed public park that is not a source of habitat for endangered species. The Hydrogeological Evaluation did not identify significant impacts to groundwater or surface water supplies as a result of the intermittent pumping of approximately 39 acre-feet of water per year. Less than significant impact.

Issues:

- |    |   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|----|---|--------------------------------|--|------------------------------|-------------------------------------|
| c) | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Santee Draft Subarea Plan, Town Center Community Park Mitigated Negative Declaration, project Environmental Study. The project involves the drilling of an eight-inch-diameter well and placement of a 12' by 12' structure in an existing, developed public park that is not a source of habitat for endangered species. The proposed well site is approximately 250 feet away from Woodglen Vista Creek and approximately 150 feet away from the San Diego River. The Hydrogeological Evaluation did not identify impacts to groundwater or surface water supplies as a result of the intermittent pumping of approximately 39 acre-feet of water per year. No Impact.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Santee Draft Subarea Plan, Town Center Community Park Mitigated Negative Declaration, project Environmental Study. The project involves the drilling of an eight-inch-diameter well and placement of a 12' by 12' structure in an existing, developed public park that is not a source of habitat for endangered species. The proposed well site is approximately 250 feet away from Woodglen Vista Creek and approximately 150 feet away from the San Diego River. The Hydrogeological Evaluation did not identify impacts to groundwater or surface water supplies as a result of the intermittent pumping of approximately 39 acre-feet of water per year. No Impact.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, Municipal Code. No such policies or ordinances apply to a developed public park. No Impact.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Santee Draft Subarea Plan, Town Center Community Park Mitigated Negative Declaration. No such plans apply to the project site, which is located in an existing, developed public park. No Impact.

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Santee General Plan, Town Center Community Park Mitigated Negative Declaration. The project site is an existing, developed public park that has been previously mass graded. Any potential impacts as a result of the previous development of the park have already taken place, and the project does not represent the potential for further disturbance to historical resources. No impact.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Santee General Plan, Town Center Community Park Mitigated Negative Declaration. The project site is an existing, developed public park that has been previously mass graded. Any potential impacts as a result of the previous development of the park have already taken place, and the project does not represent the potential for further disturbance to archaeological resources. No impact.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Santee General Plan, Town Center Community Park Mitigated Negative Declaration. The project site is an existing, developed public park that has been previously mass graded. Any potential impacts as a result of the previous development of the park have already taken place, and the project does not represent the potential for further disturbance to paleontological resources. No impact.

d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Santee General Plan, Town Center Community Park Mitigated Negative Declaration. The project site is an existing, developed public park that has been previously mass graded. Any potential impacts as a result of the previous development of the park have already taken place, and the project does not represent the potential for further disturbance to cultural resources. No impact.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Alquist-Priolo maps. The project is not located on or adjacent to a known earthquake fault. The nearest fault is located approximately 15 miles to the west. No impact.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?  Source: Project Environmental Study. The Environmental Study did not identify any impacts. No Impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?  Source: Project Environmental Study. The Environmental Study did not identify any impacts. No Impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?  The well will be drilled in a flat area away from slopes or hillsides. No Impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?  Source: Project Environmental Study. The Environmental Study did not identify any impacts. No Impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?  Source: Project Environmental Study. The Environmental Study did not identify any impacts. No Impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?  Source: Project Environmental Study. The Environmental Study did not identify any impacts. No Impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project does not propose such systems. No impact.

VII. GREENHOUSE GAS EMISSIONS -- Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not represent a point source emission of greenhouse gasses.

Global climate change is a cumulative impact. A project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of greenhouse gases; however, an individual project does not generate enough greenhouse gas emissions to significantly influence global climate change.

Although there are currently no commonly accepted thresholds for measuring the significance of a project's cumulative contribution to global climate change, some California jurisdictions have published thresholds for greenhouse gas emissions under CEQA. These include Santa Barbara County Air Pollution Control District (10,000 MT CO<sub>2</sub> equivalent per year), the South Coast Air Quality Management District (10,000 MT CO<sub>2</sub> equivalent per year), and the Bay Area Air Quality Management District (10,000 MT CO<sub>2</sub> equivalent per year). This is the equivalent of more electricity than 1,700 single family homes use in a year.

Pumps will consume electricity when active but, based on a 10,000 MT CO<sub>2</sub>/year standard, their intermittent use is not estimated to generate a significant direct or indirect source of greenhouse gas emissions through their use of electricity. Less than significant impact.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project does not represent a point source emission of greenhouse gasses.

Global climate change is a cumulative impact. A project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of greenhouse gases; however, an individual project does not generate enough greenhouse gas emissions to significantly influence global climate change.

Although there are currently no commonly accepted thresholds for measuring the significance of a project's cumulative contribution to global climate change, some California jurisdictions have published thresholds for greenhouse gas emissions under CEQA. These include Santa Barbara County Air Pollution Control District (10,000 MT CO<sub>2</sub> equivalent per year), the South Coast Air Quality Management District (10,000 MT CO<sub>2</sub> equivalent per year), and the Bay Area Air Quality Management District (10,000 MT CO<sub>2</sub> equivalent per year). This is the equivalent of more electricity than 1,700 single family homes use in a year.

Pumps will consume electricity when active but, based on a 10,000 MT CO<sub>2</sub>/year standard, their intermittent use is not estimated to generate a significant direct or indirect source of greenhouse gas emissions through their use of electricity. Less than significant impact.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Environmental Study. The Environmental Study did not identify any significant impacts related to dissolved solids in extracted groundwater, and the project will not generate hazardous materials. No Impact.

- |   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Project Environmental Study. The Environmental Study did not identify any significant impacts related to dissolved solids in extracted groundwater, and the project will not generate hazardous materials. No Impact.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Project Environmental Study. The Environmental Study did not identify impacts related to dissolved solids in extracted groundwater, and the project will not generate hazardous materials. No impacts.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Cortese List. The project is not located on such a site. No Impact.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Gillespie Field Airport Land Use Compatibility Plan. The construction of a below-ground well and the approximately 8-foot-tall building that will enclose the well equipment does not represent a hazard to flight or a safety hazard in general. The Environmental Study did not identify impacts related to hazardous materials. No Impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is not located in the vicinity of a private airstrip. No Impact.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan. The construction of a below-ground well, associate equipment, and 144-square foot enclosure does not represent a significant new source of flammable material above the baseline level of the park. No Impact.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is located within a developed public park and will be fully enclosed. The well and equipment do not represent a fire risk to the outside an electrical problem occur. No Impact.

IX. HYDROLOGY AND WATER QUALITY --  
Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Environmental Study. The Regional Water Quality Control Board does not have standards that govern the use of well water for irrigation. The Environmental Study did not determine that chemicals discovered in well tests represent a hazard to human health. Less than significant impact.

- |   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Environmental Study. The Environmental Study concluded that the removal of 39 acre feet of water per year does not represent groundwater depletion in the Santee-El Monte Basin. Less than significant impact.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Project Environmental Study. The Environmental Study did not determine that the well will remove water from the Santee-El Monte aquifer faster than it can be recharged. Therefore, the topography of the area will not change due to this project and drainage will not be affected. The study did not identify the possibility of ground subsidence. Less than significant impact.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Project Environmental Study. The Environmental Study did not determine that the well will remove water from the Santee-El Monte aquifer faster than it can be recharged. Therefore, the topography of the area will not change due to this project and drainage will not be affected. The study did not identify the possibility of ground subsidence. Less than significant impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The 144-square-foot well enclosure and associated paving do not represent a significant new impervious area within the 55-acre Town Center Community Park. Runoff water from the project site will drain into turf areas and can be accommodated by the park's existing drainage system. Water used for landscaping will not exceed the amount currently used for landscaping; only the source will change. Less than significant impact.

f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The 144-square-foot well enclosure and associated paving do not represent a significant new impervious area within the 55-acre Town Center Community Park. Runoff water from the project site will drain into turf areas and can be accommodated by the park's existing drainage system. Water used for landscaping will not exceed the amount currently used for landscaping; only the source will change. Less than significant impact.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not propose housing. No Impact.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: FEMA Flood Zone Map. Neither the well nor the pumps will be placed in a 100-year flood zone. No impact.

- |  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: City of Santee GIS. The project is located within the dam inundation area for the San Vicente Dam but the well structure is below ground, and the pumps would be the only thing damaged in the unlikely event of dam failure. This does not represent a significant risk of loss. No Impact.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| j) Expose people or structures to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is over 15 miles inland from the coast in a flat area. These events cannot be reasonably be foreseen to occur on the property. No impact.

X. LAND USE AND PLANNING -- Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

An eight-inch diameter well in a developed park will not physically divide an established community. No Impact.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: City of Santee General Plan. The drilling of an eight-inch diameter well as an accessory use inside a developed public park does not conflict with any such plan. In fact, the project facilitates the continued provision of a public park at a reduced cost to the City. The project is in support of Conservation Element Policy 3.1, which states that the City shall encourage the development and utilization of innovative water conservation measures. No Impact.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Santee Draft MSCP. The project does not represent a significant above-ground structure and it is not located in a habitat conservation area. No Impact.

XI. MINERAL RESOURCES -- Would the project:

a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Environmental Study. The Environmental Study did not identify known mineral resources of value to the region or the state. No Impact.

b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Environmental Study. The project site is located in an existing, developed public park. In addition, the Environmental Study did not identify known mineral resources. No Impact.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII.	NOISE -- Would the project result in:				
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan, Municipal Code. The closest sensitive noise receptors are located over 500 feet to the north at an elementary school. Construction includes well drilling and well casing installation, and would entail mobilizing drilling equipment, site clearing, drilling the well, and installing pumps, irrigation pipes, associated monitoring equipment, screening enclosure, and the removal of drilled material. Equipment used for minor grading could include a skid-steer loader, backhoe, and a truck-mounted drill rig. Construction would be between the times of 7:00 am to 5:00 pm, Monday through Friday. Construction will be conducted in full accordance with General Plan and Municipal Code Noise Standards. After construction, the well will not generate noise; therefore, it cannot have an ongoing noise impact in exceedance of General Plan standards. Less than significant impact.

b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: General Plan, Municipal Code. The drilling of an eight-inch diameter well is not likely to generate groundborne vibration beyond the immediate vicinity of the drill bit. Once constructed, a well will not generate groundborne vibration. Less than significant impact.

c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan, Municipal Code. Once constructed, the operation of a well is not likely to generate noise audible beyond the well enclosure. No Impact.

- |  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: General Plan, Municipal Code. Well construction will be a temporary cause of noise; however, once constructed, the operation of a well will not generate noise audible beyond the well enclosure. Less than significant impact.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Gillespie Field ALUCP, General Plan, Municipal Code. The project will not have a significant, on-going noise impact in exceedance of General Plan standards. Construction will be conducted in full accordance with General Plan and Municipal Code standards. Less than significant impact.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Project is not located within the vicinity of a private airstrip. No Impact.

XIII. POPULATION AND HOUSING -- Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

A well will not construct or displace housing, employment, or recreational amenities. No Impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A well will not construct or displace housing, employment, or recreational amenities. No Impact.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

A well will not construct or displace housing, employment, or recreational amenities. It is an irrigation water well. No Impact.

XIV. PUBLIC SERVICES -- Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The construction of a well in Town Center Community Park is not likely to create a significant need for additional fire response. No Impact.

Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The construction of a well in Town Center Community Park is not likely to create a significant need for additional police response. No Impact.

Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The provision of irrigation water to an existing park does not impact schools. No impact.

Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The provision of irrigation water to an existing park does not negatively impact parks. No impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No foreseeable significant impact on public facilities will result. No Impact.				
<b>XV. RECREATION -- Would the project:</b>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Source: General Plan. The project will involve the use of a small passive recreation area of Town Center Community Park. Given the size of the park (55 acres), the drilling of an 8-inch diameter well and the placement of associated well equipment is not considered significant. Less than significant impact.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Source: General Plan. The well and associate structures are not located in an active recreation area. The project will involve the use of a small, passive recreation area of Town Center Community Park. The drilling of an 8-inch diameter well and the placement of associated well equipment does not necessitate the expansion of new recreation facilities. No impact.				

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION / TRAFFIC -- Would the project:

a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan. The project will generate only the occasional vehicle trip related to maintenance, and will not disrupt the circulation system. No Impact.

b)	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----	--	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: General Plan. The project will generate only the occasional vehicle trip related to maintenance, and will not affect levels of service on any element of the circulation system. No Impact.

c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----	--	--------------------------	--------------------------	--------------------------	-------------------------------------

The drilling of an eight-inch-diameter well and placement of a 12' by 12' structure will not impact air traffic. No Impact.

d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will not affect the design of any nearby transportation facility. It will not have the ability to create a hazard. No Impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project will not affect emergency access to Town Center Community Park; it will not block any ingress or egress for emergency personnel. No Impact.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Neither the location nor the operation of a well will have impact on the provision of alternative modes of transportation to the park. No Impact.

XVII. UTILITIES AND SERVICE SYSTEMS --  
Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: RWQCB, Project Environmental Study, General Plan. The project will not generate wastewater to be transmitted to the sanitary sewer. It is for the provision of irrigation water for the park only. No impact.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Project Environmental Study, General Plan. The well will provide irrigation water for the park only. No new wastewater or stormwater effects can be anticipated. The amount of irrigation water used in the park will not change; it is only the source of irrigation water that will be changing. No impact.

- |   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Project Environmental Study, General Plan. Irrigation water from the well will be used in the same manner that irrigation water from Padre Dam Municipal Water District is currently used; it is only the source of irrigation water that will be changing. No Impact.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Lead Agency shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No new entitlements will be required. A Water Supply Assessment is not required for the drilling of a well. No Impact.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project will not generate wastewater for discharge into the sanitary sewer. No impact.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The park's current solid waste disposal needs will not be significantly increased by this project, as it does not generate significant amounts of solid waste. The project is for the production of irrigation water only. Less than significant impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The ongoing operation of the project will not generate a significant amount of solid waste. The project consists of the drilling and operation of an irrigation water well. No Impact.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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As demonstrated in previous checklist answers, no feature of this project has the potential to degrade the environment, affect fish or wildlife habitat or communities, affect the number or range of an endangered species, or affect historic resources. No impact.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project Hydrogeological Evaluation did not identify significant impacts to groundwater or surface water supplies as a result of the intermittent pumping of approximately 39 acre-feet of water per year. A water well that does not affect the recharge ability of its groundwater basin will not have a negative effect on long-term environmental goals. No Impact.

- c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)
- 

There are no reasonably foreseeable cumulative impacts associated with the drilling of an eight-inch diameter well. Future wells will need to account for their environmental impact. No Impact.

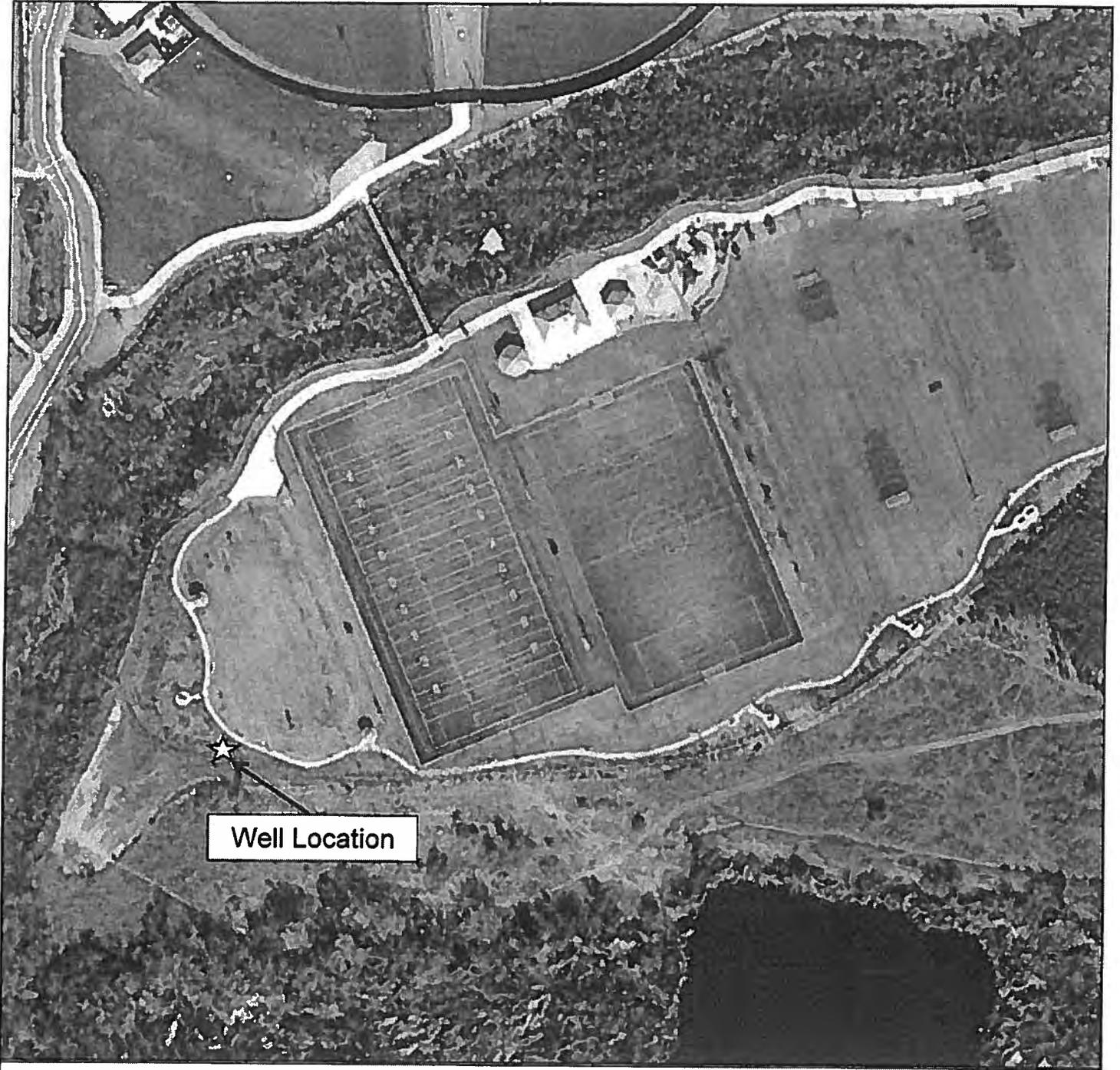
- d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
- 

As demonstrated in previous checklist answers, no feature of this project has the potential to have a substantial adverse effect on human beings. Less than significant impact.

References:

1. 2050 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS), October 28, 2011.
2. Air Quality and Land Use Handbook: A Community Health Perspective. California Environmental Protection Agency and California Air Resources Board, April 2005.
3. Alquist Priolo Maps, <http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>, accessed November 4, 2013.
4. CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review, Office of Planning and Research, June 19, 2008.
5. City of Santee General Plan adopted 2003.
6. City of Santee Parks and Recreation Facilities Master Plan, April, 1990.
7. City of Santee Municipal Code, updated October 2013.
8. City of Santee Standard Urban Storm Water Mitigation Plan, Adopted January 12, 2011.
9. "Cortese" List, [http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site\\_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST](http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST)  
Accessed November 4, 2013.
10. Environmental Impact Report for the Santee General Plan Update dated March 10, 2003.
11. Environmental Study, Landscape Irrigation Well, Santee Town Center Park, Santee, CA. URS Corporation, September 25, 2013.
12. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map 06073C1651G, Published May 16, 2012.
13. Gillespie Field Airport Land Use Compatibility Plan identified at Exhibit III-1 "Compatibility Policy Map: Noise" and Exhibit III-2 "Compatibility Policy Map: Safety".
14. Mitigated Negative Declaration for Town Center Community Park, AEIS04-05/P01-07.
15. Multiple Species Conservation Program, City of Santee Draft Subarea Plan (2006).
16. Project documents – including all plans, documents, departmental comments and information contained in the files for CIP71331
17. San Diego County Air Pollution Control District Rule 10, Adopted 1/1/69; Rev. Effective 5/15/96.
18. San Diego County Final Integrated Waste Management Plan (2012).
19. State of California Water Resources Control Board, Water Quality Control Plan for the San Diego Basin (9), September 8, 1994.
20. Town Center Specific Plan Amendment Master Environmental Impact Report and Mitigation Monitoring and Reporting Program, Certified February 8, 2006.

Exhibit A – Well Location – AEIS2013-10



Well Location

Project Location – Town Center Community Park – Not to Scale

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,  
CALIFORNIA, APPROVING NEGATIVE DECLARATION (AEIS2013-10) PURSUANT  
TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, APPROVING THE TOWN  
CENTER COMMUNITY PARK IRRIGATION WELL PROJECT, AWARDED THE  
DESIGN-BUILD CONSTRUCTION CONTRACT FOR THE TOWN CENTER  
COMMUNITY PARK IRRIGATION WELL (CIP 2013-31) AND AUTHORIZING THE  
TRANSFER OF FUNDS**

**WHEREAS**, the City of Santee proposes to drill and operate an irrigation water well ("Project") to provide landscape irrigation to turf and landscaping at the existing Town Center Park (APN: 381-051-14-00) in the City of Santee; and

**WHEREAS**, the City of Santee prepared a Draft Initial Study/Negative Declaration on the project; and

**WHEREAS**, the City made the Draft Initial Study/Negative Declaration available to the public and any interested, responsible, and trustee agencies for review and comment from November 14, 2013 to December 4, 2013 by: (1) filing a Notice of Intent to Adopt a Negative Declaration ("NOI") with the San Diego County Clerk; (2) placing a NOI in the East County Californian, a newspaper of General Circulation; (3) posting the NOI at the City's office and the Santee County Library; (4) mailing the NOI to various interested persons and agencies; and (5) posting a NOI and Draft Initial Study/Negative Declaration on the City's website at <http://www.ci.santee.ca.us>; and

**WHEREAS**, the City Clerk, on the 12th day of December, 2014 received two proposals for the Town Center Community Park Irrigation Well, (CIP 2013-31) ("Project"); and

**WHEREAS**, staff evaluated both proposals and the highest ranking proposal was submitted by Kleinfelder Inc; and

**WHEREAS**, Kleinfelder Inc., submitted the lowest responsive and responsible bid with their total bid amount of \$529,493.25; and

**WHEREAS**, staff recommends awarding the construction contract to Kleinfelder Inc., totaling \$529,493.25; and

**WHEREAS**, staff requests authorization to expend up to \$100,000.00 for unforeseen change orders and additional work; and

**WHEREAS**, staff requests the transfer of Park In-Lieu Fees totaling \$526,000 from the anticipated budget savings for the San Diego River Trail, Walker Preserve (CIP 2011-35) project; and

**WHEREAS**, the City Council considered the Staff Report, the Final Initial Study/Negative Declaration, all recommendations by staff, public testimony, and all other relevant information contained in the administrative record regarding the project; and

**RESOLUTION NO. \_\_\_\_\_**

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Santee, California, as follows:

- A. The City Council finds that the Final Initial Study/Negative Declaration and the administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines.
- B. Based on the Final Initial Study/Negative Declaration and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project are less than significant. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in significant environmental impacts. The City Council finds that the Final Initial Study/Negative Declaration contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.
- C. No new significant environmental effects have been identified in the Final Initial Study/Negative Declaration and any changes to the Final Initial Study/Negative Declaration in response to comments or otherwise do not constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5.
- D. The City Council approves and adopts Negative Declaration AEIS 2013-10 pursuant to Public Resources Code section 21080, subdivision (c) and approves the Project. The City Council directs staff to file a Notice of Determination with the San Diego County Clerk within five (5) working days of approval of the Project.
- E. The City Council approves the Project.
- F. The Design-Build construction contract for the Town Center Community Park Irrigation Well, (CIP 2013-31) is awarded to Kleinfelder Inc., in the amount of \$529,493.25 and the City Manager is authorized to execute the contract on behalf of the City.
- G. The Director of Development Services is authorized to approve change orders in an amount not to exceed \$100,000.00 for unforeseen items and additional work.
- H. Park In-Lieu Fees in the amount of \$526,000 are authorized to be transferred from the San Diego River Trail, Walker Preserve (CIP 2011-35) to the Town Center Community Park Irrigation Well (CIP 2013-31) project.
- I. The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 106101 Magnolia Avenue, Building Number 3, City of Santee, CA 92071.

**RESOLUTION NO. \_\_\_\_\_**

**ADOPTED** by the City Council of the City of Santee, California, at a Regular meeting thereof held this 13th day of May, 2015 by the following roll call vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**RANDY VOEPEL, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**PATSY BELL, CMC, CITY CLERK**

City of Santee  
**COUNCIL AGENDA STATEMENT**

6C

**MEETING DATE**      May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE**      **AWARD A PROFESSIONAL SERVICES AGREEMENT TO ETS PRODUCTIONS FOR SOUND AND LIGHTING SERVICES FOR VARIOUS CITY SPECIAL EVENTS**

**DIRECTOR/DEPARTMENT**      Bill Maertz, Community Services *mm*

**SUMMARY**

The City of Santee hosts various special events throughout the year which include the San Diego River Festival, Summer Concert Series, Santee Salutes the 4<sup>th</sup> of July, Bluegrass Festival and Holiday Lighting Celebration. As such, a highly sophisticated sound and lighting system is needed for the performances.

In compliance with the City's purchasing ordinance, Santee Municipal Code 3.24.120, the Community Services Department administered an informal quote solicitation process for sound and lighting services for various City special events. Staff received three quotes as follows:

- ETS Productions: \$18,417.00
- Event Services: \$23,350.00
- California Audio Technologies: \$40,250.00

Staff is recommending awarding the sound and lighting contract to ETS Productions in an amount not-to-exceed \$18,417.00.

The term of the initial contract shall be from July 1, 2015 through June 30, 2016 (FY 15-16) with three (3) subsequent 12-month options to renew. Annual increases for this contract, if any, shall be at the sole discretion of the City and shall not exceed the San Diego All-Urban Consumers Index (CPI) for the preceding calendar year.

Staff also requests City Council authorization for the City Manager to approve future purchase orders per subsequent contract renewals and annual change orders up to 10% of the then-current contract amount.

**FINANCIAL STATEMENT** *m*

Funding for this contract will be included in the proposed FY 2015-16 General Fund Community Services Department and Recreation Revolving Fund budgets.

**ENVIRONMENTAL REVIEW**

This is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15304.

**CITY ATTORNEY REVIEW**       N/A       Completed

**RECOMMENDATION** *POD*

1. Award the contract for sound and lighting services to ETS Productions in an amount not-to-exceed \$18,417.00 for FY 15-16; and
2. Authorize the City Manager to approve three (3) additional 12-month options to renew along with the corresponding purchase orders; and
3. Authorize the City Manager to approve annual change orders up to 10% of the then-current contract amount.

**ATTACHMENTS**

Agreement

**ENTERTAINMENT AGREEMENT BETWEEN THE CITY OF SANTEE  
AND ETS PRODUCTIONS**

This Entertainment Agreement (“Agreement”) is made and entered into this 26 day of March, 2015, by and between the City of Santee (“City”), a charter city organized and operating under the laws of the State of California and ETS Productions, (“Entertainer”).

**RECITALS**

- A. City is a charter city and is in need of entertainment for the following projects:
- Santee Salutes at TCCP East on July 4, 2015
- Santee Summer Concert Series at TCCP East every Thursday starting July 9 – August 27, 2015 (except July 2)
- Santee Bluegrass Festival at TCCP East September 12, 2015
- River Park Festival at TCCP East on May TBA, 2016
- Santee Summer Concert Series at TCCP East every Thursday starting June 16 & June 23, 2016 (“the Project”).
- B. Entertainer is duly licensed and/or has the necessary qualifications to provide such services for the Project.
- C. The parties desire by this Agreement to establish the terms for the City to retain Entertainer to provide entertainment for the Project.

**AGREEMENT**

**NOW, THEREFORE, IT IS AGREED AS FOLLOWS:**

1. **Services.**  
Entertainer shall provide the City with the services described in Exhibit “A” attached hereto and hereby made a part of this Agreement.
2. **Compensation.**  
City shall pay for the services provided by Entertainer in accordance with the schedule set forth in Exhibit “B” attached hereto and hereby made a part of this Agreement.
3. **Term of Agreement:** This Agreement shall be for FY 15-16 and shall begin on July 4, 2015 and run through June 23, 2016, unless terminated or extended pursuant to this Contract.
4. **Options to Extend Agreement:** The City reserves the following rights to extend the term of this Agreement.

- a) The City may, at its sole discretion, extend this Contract on a 12-month basis not to exceed three (3) additional twelve (12) month renewal terms by giving written notice thereof to the Contractor not less than thirty (30) calendar days before the end of the Contract term.
- b) The City has a one-time option to extend the Contract for a period not to exceed ninety (90) days by giving written notice thereof to the Contractor not less than five (5) calendar days before the expiration of any Contract year.

**5. Conflict of Interest.**

Entertainer hereby expressly covenants that no interest presently exists, nor shall any interest, direct or indirect, be acquired which would conflict in any manner with the performance of services pursuant to this Agreement.

**6. Compliance with Law.**

Entertainer shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local government.

**7. Assignment and Subconsultants.**

Entertainer shall not assign, delegate, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason.

**8. Independent Contractor.**

Entertainer is retained as an independent Contractor and is not an employee of the City. No employee or agent of Entertainer shall by this Agreement become an employee of the City. Entertainer shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever, except as specifically provided in writing by the City.

**9. Integration.**

This Agreement represents the entire understanding of the City and Entertainer as to those matters contained herein, and supersedes and cancels any prior oral or written understanding, promises or representations with respect to those matters covered hereunder. To the extent that any provision or clause contained in an attachment to this Agreement conflicts with a provision or clause in the Agreement, the provision or clause in this Agreement shall control. This Agreement may not be modified or altered except in writing signed by both parties hereto. This is an integrated Agreement.

**10. Indemnification.**

To the fullest extent permitted by law, Entertainer agrees to indemnify, defend (with independent counsel approved by the City) and hold harmless the City and its officers, employees and elected and appointed officials, and volunteers (each, an "Indemnified Party") from and against all liabilities (including without limitation all claims, losses, damages, penalties, fines, and judgments, associated investigation and administrative expenses, and defense costs, including but not limited to reasonable attorneys' fees, court costs and costs of alternative dispute resolution) regardless of nature or type, expressly including but not limited to those arising from bodily injury or property damage, arising out of or resulting from any error or negligent or wrongful act or omission of the Entertainer, Entertainer's agents, officers, employees, subconsultants, or independent consultants hired by Entertainer under this Agreement. The Entertainer's obligations apply regardless of whether or not a liability is caused or contributed to by the negligence (including passive negligence) or other act or omission of an Indemnified Party. The acceptance or approval of the Entertainer's work by an Indemnified Party shall not relieve or reduce the Entertainer's indemnification obligation. The provisions of this Section shall survive completion of the work under this Agreement or the termination of this Agreement and are not limited by the provisions relating to insurance.

**11. Laws, Venue, and Attorneys' Fees.**

This Agreement shall be interpreted in accordance with the laws of the State of California. If any action is brought to interpret or enforce any term of this Agreement, the action shall be brought in a state or federal court situated in the County of San Diego, State of California. In the event of any such litigation between the parties, the prevailing party shall be entitled to recover all reasonable costs incurred, including reasonable attorney's fees, as determined by the court.

**12. Nondiscrimination.**

Entertainer shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age physical handicap, medical condition or marital status in connection with or related to the performance of this Agreement.

**13. Insurance.**

The Entertainer shall take out and maintain general liability insurance for bodily injury, personal injury and property damage during the performance of all work under this Agreement, in amounts not less than \$1,000,000 per occurrence. If Entertainer maintains higher limits or broader coverage, the City shall be entitled to coverage under the higher limits or broader coverage.

All such policies shall name the City of Santee, its City Council and each member thereof, its officers, employees and agents as Additional Insureds under the policy.

Entertainer shall provide proof of insurance to the City at least five (5) days prior to the event.

**14. Termination or Abandonment**

- a. City may terminate this Agreement, with or without cause, at any time by giving thirty (30) days written notice of termination to Consultant. In the event such notice is given, Consultant shall cease immediately all work in progress.
- b. Consultant may terminate this Agreement at any time upon thirty (30) days written notice of termination to City.
- c. If either Consultant or City fails to perform any material obligation under this Agreement, then, in addition to any other remedies, City or Consultant may terminate this Agreement immediately upon written notice.
- d. Upon termination of this Agreement, all property belonging to City which is in Consultant's possession shall be returned to City. Consultant shall furnish City with a final invoice for work performed by Consultant. City shall have no obligation to pay Consultant for work performed after termination of this Agreement.

**15. Appropriation/Contingency of Funds.**

This Agreement is subject to and contingent upon budgetary appropriations being approved by the City Council for each fiscal year during the term of this Agreement. If such appropriations are not approved, the Agreement will be immediately terminated without penalty to the City.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

THE CITY OF SANTEE

ENTERTAINER

By: \_\_\_\_\_

Dave Swaffer, ETS Productions

By: \_\_\_\_\_

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP

By: \_\_\_\_\_

**EXHIBIT A1**  
**DESCRIPTION OF SERVICES**

- I. **EVENT DATE:** Saturday, July 4, 2015
  
- II. **EVENT LOCATION:** Town Center Community Park East  
550 Park Center Drive  
Santee, CA 92071
  
- III. **EVENT SET UP TIME:**  
Set up will take place between 9:00am and 2:30 pm on July 4<sup>th</sup>.
  
- IV. **EVENT TEAR DOWN TIME:**  
Tear down of sound and lighting equipment will occur after the fireworks display.
  
- V. **EVENT START TIME:** 3:30pm
  
- VI. **EVENT STOP TIME:** 10:00pm
  
- VII. **ENTERTAINER shall provide:** The set-up, coordination and strike of sound and lighting equipment. Prior to the event, ETS Productions Inc. will contact the band (80z All Stars) and coordinate with them for their sound needs.
  
- VIII. **CITY OF SANTEE shall provide:**
  - Venue
  - Parking for your truck & trailer
  - Water
  - Designated tent area for the sound booth

**EXHIBIT A2  
DESCRIPTION OF SERVICES**

**I. EVENT DATE:**

Thursday, July 9, 2015 – Springsteen Experience  
Thursday, July 16, 2015 (Blues & BBQ Night - 2 bands • 5:30 – 8:30pm) – Whitney Shay & The Robin Henkel Band • Len Rainey and The Midnight Players with Special Guest Bill Magee  
Thursday, July 23, 2015 – Clay Colton Band  
Thursday, July 30, 2015 – The Ultimate Stones  
Thursday, August 6, 2015 - Slower  
Thursday, August 13, 2015 (Wingstock - 6:30 – 8:30pm) – Back to the Garden with Special Guests Larry Grano & Mattie Mills  
Thursday, August 20, 2015 - Upstream  
Thursday, August 27, 2015 – James Kruk & the Big Boss Men

**II. EVENT LOCATION:** Town Center Community Park East  
550 Park Center Drive  
Santee, CA 92071

**III. EVENT START TIME:** 6:30pm \*Pre-Entertainment begins at 6:00pm

**IV. EVENT STOP TIME:** 8:00pm

**V. ENTERTAINER shall provide:** The set-up, coordination and strike of sound & lighting equipment. Prior to the event, Event Technology Services will contact the band and coordinate with them for their sound needs. As soon as all the bands are booked, we will send ETS Productions band contact information.

**VI. CITY OF SANTEE shall provide:**

Venue  
Parking for your truck & trailer  
Water  
Designated tent area for the sound booth

**EXHIBIT A3  
DESCRIPTION OF SERVICES**

- I. EVENT DATE:** Saturday, September 12, 2015
- II. EVENT LOCATION:** Town Center Community Park East  
550 Park Center Drive  
Santee, CA 92071
- III. EVENT SET UP TIME:**  
Arrive on site for set-up time to be determined by the vendor
- IV. EVENT START TIME:** 5:30pm
- Vendors start arriving at 3:30pm (electricity will need to be ready for them)
  - First Band sound check at 4:30pm - 4:45pm
  - Second Band sound check at 4:45pm - 5:00pm
- V. EVENT STOP TIME:** 9:30pm
- VI. ENTERTAINER shall provide:**
- Provide equipment to disperse electricity on site to participating food vendors
  - Provide sound for the main stage and additional speakers in the back of the venue so the bands and MC can be heard throughout the event
  - Provide main stage lighting
  - Coordinate sound needs for both bands (Box Canyon and High Mountain Road)
  - Set up, coordination, and strike of all equipment
- VII. CITY OF SANTEE shall provide:**
- Outdoor amphitheater stage and electrical boxes
  - (2) 50' 50 amp power cords (City owns)
  - (3) 100' 50 amp power cords (City owns)
  - (3) spider boxes (City owns)
  - (2) passes to the event

**EXHIBIT A4  
DESCRIPTION OF SERVICES**

- I. EVENT NAME:** River Park Festival
- II. EVENT DATE:** May TBA, 2016
- III. EVENT LOCATION:** Town Center Community Park East  
550 Park Center Drive  
Santee, CA 92071
- IV. EVENT START TIME:** 4:00pm
- V. STAGE SCHEDULE:**
- 3:50 – 4:00pm Welcome (Council Members)
  - 4:00 – 5:00pm First Band
  - 5:00- 5:30pm (Race/Run Awards) – First band break
  - 5:30 – 6:00pm First Band
  - 6:30 – 8:00pm Second Band
    - (2) Bands and 1.5 each
- VI. EVENT STOP TIME:** 8:00pm
- VII. ENTERTAINER shall provide:** The set-up, coordination and strike of sound and lighting equipment. Prior to the event, ETS Productions Inc. will contact the bands and coordinate with them for their sound needs.
- VIII. CITY OF SANTEE shall provide:**
- Venue
  - Parking for your truck & trailer
  - Water
  - Designated tent area for the sound booth

**EXHIBIT A5  
DESCRIPTION OF SERVICES**

- I. EVENT DATE:**  
Thursday, June 16, 2016 – First Band (TBA)  
Thursday, June 23, 2016 – Second Band (TBA)
- II. EVENT LOCATION:** Town Center Community Park East  
550 Park Center Drive  
Santee, CA 92071
- III. EVENT START TIME:** 6:30pm \*Pre-Entertainment begins at 6:00pm
- IV. EVENT STOP TIME:** 8:00pm
- V. ENTERTAINER shall provide:** The set-up, coordination and strike of sound & lighting equipment. Prior to the event, Event Technology Services will contact the band and coordinate with them for their sound needs. As soon as all the bands are booked, we will send ETS Productions band contact information.
- VI. CITY OF SANTEE shall provide:**  
Venue  
Parking for your truck & trailer  
Water  
Designated tent area for the sound booth

**EXHIBIT B**  
**SCHEDULE OF CHARGES**

**Santee Salutes:**

\$4,002.50 will be paid to entertainer on July 4, 2015

**Santee Summer Concert Series:**

Final payment for the services provided July 9 – August 27) of \$8, 640 will be paid to entertainer on August 27, 2015

**Santee Bluegrass Festival**

\$2,182 will be paid to entertainer on September 12, 2015

**River Park Festival:**

\$1,432 will be paid to entertainer on May TBA, 2016

**Santee Summer Concert Series:**

First payment of \$2,160 will be paid to entertainer on June 16, 2016 for services provided on June 16 & June 23.

Total Contract Amount: \$18,416.50



# Estimate

DATE	ESTIMATE #
3/26/2015	32615-2

NAME / ADDRESS
City of Santee 10601 Magnolia Ave Santee, CA 92071

REP	TERMS	PROJECT	REQUESTER		
DES	Due Day of Event	32615-2 15-16 Season			
DESCRIPTION		QTY	LIST	PRICE	EXTENDED
Santee Salutes 2015		1		4,002.50	4,002.50
Summer Concerts 2015, July 9,16, 23, 30, AUG. 6, 13, 20, 27		8		1,080.00	8,640.00
Bluegrass Festival 2015		1		2,182.00	2,182.00
River Park Festival 2016		1		1,432.00	1,432.00
Summer Concerts 2016 June 16, 23		2		1,080.00	2,160.00
				<b>Subtotal</b>	<b>\$18,416.50</b>
				<b>Sales Tax (8.0%)</b>	<b>\$0.00</b>
Signature _____				<b>Total</b>	<b>\$18,416.50</b>

ETS PRODUCTIONS INC. | 1443 GREEN OAK ROAD VISTA, CA 92081 | T: 760-427-1189 | F:760-842-1737

City of Santee  
**COUNCIL AGENDA STATEMENT**

6D

**MEETING DATE** May 13, 2015

**AGENDA ITEM NO.**

**ITEM TITLE** CIRCULATION ELEMENT UPDATE ON THE GOAL OF THE ELEMENT AND THE POLICIES AND OBJECTIVES THAT SUPPORT THE GOAL

**DIRECTOR/DEPARTMENT** Melanie Kush, Development Services *KK*

**SUMMARY**

On September 11, 2013, City Council authorized execution of a professional services contract with Chen Ryan Associates Inc. to update the City's Circulation Element. This item presents the goal, objectives, and policies for the proposed Circulation Element. The goal is the overarching scheme for the City's transportation system. There are objectives that support the goal and policies, with specific actions, intended to implement each objective. Attached to this report is a side by side comparison of the proposed goal, objectives (in bold text), and policies with the existing goal, policies and objectives. The six objectives in the current Element will be revised and increased to ten, primarily to address alternative modes of transportation.

The most significant change is the inclusion of Complete Street Policies and other associated policies per the requirements of Assembly Bill 1358 ("The Complete Streets Act") approved by the State of California In 2008. This act requires that the legislative body of a city or county plan for a balanced and multimodal transportation network. Such a balanced network must address the needs of all users of streets, roads, and highways, including motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation.

A second report in May - June will focus on the results of the traffic modeling performed by SANDAG. The workshop will include information on the trips calculated to occur on the city streets with and without the extension of Mast Boulevard.

The final updated Circulation Element will be brought back to City Council for approval in late 2015.

**FINANCIAL STATEMENT** *m*

None

**CITY ATTORNEY REVIEW**  N/A  Completed

**RECOMMENDATION**

Receive Report *JK*

**ATTACHMENTS**

Comparison Table

**Circulation Element Comparison Table  
Goal, Policies, Objectives**

Current Circulation Element	Proposed Circulation Element	Notes
<p><b>Goal:</b> It is the overall goal of the Circulation Element that a multi-modal transportation network be established, which allows for the efficient and safe movement of all people and goods and which meets current demands and future needs of the population and projected land uses.</p>	<p><b>Goal:</b> A balanced, interconnected multi-modal transportation network that allows for the efficient and safe movement of all people and goods, and that supports current and future needs of Santee community members and travel generated by planned land uses.</p>	<p>Revised</p>
	<p><b>Complete Streets:</b> <b>Objective 1.0:</b> Ensure that the existing and future transportation system is accessible, safe, reliable, efficient, integrated, convenient, well-connected and multimodal. The system will accommodate active transportation, and accommodate people of all ages and abilities, including pedestrians, disabled, bicyclists, users of mass transit, motorists, emergency responders, freight providers and adjacent land users.</p>	<p>New</p>
	<p><b>Policy 1.1:</b> The City shall Provide integrated transportation and land use decisions that enhance smart growth development served by complete streets, which facilitate multimodal transportation opportunities.</p>	<p>New</p>
	<p><b>Policy 1.2:</b> The City should design streets in a manner that is sensitive to the local context and recognizes that needs vary between mixed use, urban, suburban, and rural settings.</p>	<p>New</p>

Current Circulation Element	Proposed Circulation Element	Notes
	<p><b>Policy 1.3:</b>            The City shall ensure that the entire right-of-way is designed to accommodate appropriate modes of transportation.</p>	New
	<p><b>Policy 1.4:</b>            The City should create a vibrant town center by developing a connected system of multi-modal corridors that encourage walking, biking, and riding transit.</p>	New
	<p><b>Policy 1.5:</b>            The City should regularly review, update and collect adequate transportation impact fees (TIF) and ensure the efficient allocation of state and regional funding sources for the development and maintenance of local transportation (across all modes) improvements and operations.</p>	New
<p><b>Objective 1.0</b>            Develop an efficient multi-modal transportation network of local roads, collectors, arterials, freeways and transit routes and services that will meet projected circulation needs, provide access to all sectors of the City and supports established and planned land uses.</p>	<p><b>Objective 2.0:</b>            Develop an efficient, safe and multi-modal transportation network, consisting of local roads, collectors, arterials, freeways and transit services, in a manner that promotes the health and mobility of Santee residents and that meets future circulation needs, provides access to all sectors of the City, and supports established and planned land uses.</p>	Revised
<p><del><b>Policy 1.1</b>            The City shall work with the California Department of Transportation to insure that SR 52 is completed to Cuyamaca Street by 2006 and SR67 by 2008.</del></p>	<p><b>Policy 2.1</b>            See current policy 1.8</p>	No longer needed.

Current Circulation Element	Proposed Circulation Element	Notes
<p>Policy 1.2            The City should ensure adequate accessibility to the northern undeveloped area of the City by designating a functional network of public streets for future dedication either prior to, or concurrent with anticipated need.</p>	<p>Policy 2.2:            The City should ensure adequate accessibility for all modes to the northern undeveloped area of the City by designating a functional network of public streets for future dedication either prior to, or concurrent with anticipated need.</p>	<p>Revised</p>
<p>Policy 1.3            The City shall establish minimum design standards for streets, which include grade, widths, alignment and public improvement requirements in a City design manual.</p>	<p>Policy 2.3:            (Same)</p>	
<p>Policy 1.4            The City shall manage the existing truck route network for use by City serving heavy commercial and industrial traffic to provide for a safe circulation system for all drivers.</p>	<p>Policy 2.4            (Same)</p>	
<p>Policy 1.5            The City should not allow city streets to be used for through-City truck traffic.</p>	<p>Policy 2.5            (Same)</p>	
	<p>Policy 2.6:            The City should encourage traffic circulation improvements such as, but not limited to, enhanced roadway markings, synchronized traffic signals, and Intelligent Transportation System (ITS) network management.</p>	<p>New</p>
	<p>Policy 2.7:            The City should coordinate with Caltrans, SANDAG, MTS, and other responsible agencies to identify, plan, and implement needed transportation improvements.</p>	<p>New</p>
<p>Policy 1.6            The City shall actively pursue local, state and federal funding for circulation related public improvement projects.</p>	<p>Policy 2.8:            (Same)</p>	

Current Circulation Element	Proposed Circulation Element	Notes
<p>Policy 1.7                      The City should work with the region to develop traffic and congestion management programs to improve commute times and improve air quality.</p>	<p>Policy 2.9:                      (Same)</p>	
<p>Policy 1.8                      The City shall encourage a Level of Service "C" on street segments and intersections throughout the circulation network. The Level of Service can be adjusted on specific roadways or intersections where appropriate mitigation measures have been applied to minimize effects and/or overriding social or economic benefits to the City can be identified. The City shall not approve any development that causes a drop in the level of service at an intersection to LOS "E" or "F", after mitigation, without overriding social or economic benefits.</p>	<p>Policy 2.1:                      The City shall encourage a Level of Service "D" on street segments and at intersections throughout the circulation network unless improvements necessary to attain these Levels of Service would decrease the effectiveness of the non-automotive components of the circulation system (i.e. pedestrians, bicyclists, and public transit) especially in the town center area. In such cases, the City Council may approve a lower automobile Level of Service if it finds that improvements to increase or maintain the effectiveness of non-motorized modes of travel would occur as a result. In other cases the City shall not approve any development that causes a drop in the level of service at an intersection to LOS "E" or "F", after mitigation, without overriding social or economic benefits.</p>	<p>New                      For                      complete                      streets</p>
<p><del>Policy 1.9                      The City shall consider traffic impacts which are directly related to and caused by the phased completion of freeways in the City as temporary impacts.</del></p>		<p>Remove</p>
<p>Policy 1.10                      The eastward extension of Mast Boulevard to connect to Riverford Road should not occur until after SR 52 is completed to SR 67.</p>		

Current Circulation Element	Proposed Circulation Element	Notes
<p><b>Objective 2.0</b>  <b>Minimize the impact of automobile travel by promoting the use of alternative modes of transportation.</b></p>		<p>This was broken into separate sections by mode.</p>
<p>Policy 2.1          The City should promote the continued development of San Diego Trolley routes that benefit the residents of Santee.</p>	<p>Policy 10.1:          The City should promote and support the continued expansion of the San Diego Trolley system which benefits residents of Santee, especially in higher density areas.</p>	<p>Revised</p>
<p>Policy 2.2          The City should work with the Metropolitan Transit Development Board to maintain a bus route network that provides the most benefit to the residents of Santee.</p>	<p>Policy 6.1:          The City should coordinate with SANDAG and MTS to maintain and enhance transit services in the City so that they are efficient, cost-effective, and responsive to growth and redevelopment.</p>	<p>Revised</p>
<p>Policy 2.3          The City should promote the development of hiking and bicycle trails along the San Diego River in conjunction with the San Diego River Plan.</p>	<p>Policy 7.3:          (Same)</p>	
<p>Policy 2.4          The City shall continue to implement and maintain a comprehensive bicycle route system, and to designate appropriate bikeways.</p>	<p>Policy 7.1:          The City shall continue to implement and maintain a comprehensive bicycle route system, and to designate appropriate bikeways through the regular update of the City's Bicycle Master Plan.</p>	<p>Revised</p>
<p>Policy 2.5          The City shall encourage and provide for Ride Sharing, Park and Ride, and other similar commuter programs that eliminate vehicles from freeways and arterials.</p>	<p>Policy 9.1:          (Same)</p>	

Current Circulation Element	Proposed Circulation Element	Notes
<p>Policy 2.6            The City should encourage the incorporation of pedestrian-friendly design concepts including separated sidewalks and bikeways, landscaped parkways, traffic calming measures, safe intersection designs and access to transit facilities and services into both public and private developments.</p>	<p>Policy 8.1:            The City should require the incorporation of pedestrian-friendly design concepts including separated sidewalks and bikeways, landscaped parkways, traffic calming measures, safe intersection designs and access to transit facilities and services into both public and private developments.</p>	<p>Revised</p>
<p>Policy 2.7            The City shall require non-contiguous sidewalks on all streets of residential collector classification or larger.</p>	<p>Policy 8.4:            The City shall require non-contiguous sidewalks on all streets with a residential collector classification or higher, as appropriate.</p>	<p>Revised</p>
<p><b>Objective 3.0</b>  <b>Upgrade and maintain existing transportation corridors to meet urban safety standards.</b></p>	<p><b>Objective 3.0:</b>  <b>Upgrade and maintain Santee transportation corridors to meet the safety needs of all roadway users – including travelers of varying physical abilities – and to provide a well-connected system throughout the City.</b></p>	<p>Revised</p>
<p>Policy 3.1            The City shall encourage the development of improved signalization and intersection design.</p>	<p>Policy 3.1:            The City shall encourage the development of improved signalization and intersection design while taking into consideration the safety of all modes.</p>	<p>Revised</p>
<p>Policy 3.2            The City should encourage the utilization of traffic control devices such as center medians and/or left turn pockets where appropriate and shall discourage the installation of non-standard median cuts where traffic safety cannot be assured.</p>	<p>Policy 3.2:            The City should encourage the utilization of traffic control devices, such as center medians and/or left-turn pockets where appropriate and that do not conflict with traffic safety, and discourage the installation of median cuts where traffic safety cannot be assured.</p>	<p>Revised</p>

Current Circulation Element	Proposed Circulation Element	Notes
Policy 3.3 The City shall ensure that newly constructed roads are designed to permit rapid access for emergency vehicles.	Policy 3.3: (Same)	
Policy 3.4 The City shall ensure that adequate street lighting and traffic control devices are provided throughout the City to ensure safe and efficient mobility.	Policy 3.4: The City shall provide adequate traffic control devices throughout the City to ensure safe and efficient mobility.	Revised
	Policy 3.5: The City shall encourage the use of innovative methods for traffic control (such as roundabouts, curb extensions, and traffic circles) where appropriate that add character, slow vehicle speeds, and create opportunity for improved aesthetics while effectively managing traffic.	New
Policy 3.5 Based on available funding, the City shall assure all City streets are maintained in a safe condition through implementation of the Pavement Management System.	Policy 3.6: (same)	
	Policy 3.7: The City should review high crash locations, injuries and fatalities by mode on an annual basis and seek feasible solutions.	New
<b>Objective 4.0</b> <b>Maximize the utilization of site planning techniques to improve traffic safety.</b>	<b>Objective 4.0</b> <b>(Same)</b>	
Policy 4.1 The City shall encourage new subdivision development be designed so that driveways do not take direct access from prime arterials, major roads or collector streets.	Policy 4.1 (Same)	

Current Circulation Element	Proposed Circulation Element	Notes
<p>Policy 4.2            The City should require the use of Neighborhood Traffic Management controls to lower residential speeds and discourage through traffic. The controls should be limited to non-structural (e.g. signs, enforcement, education) controls as much as possible. Structural (e.g. speed humps, street closures, roundabouts) controls should only be used as a last resort. The City shall prepare a policy manual to guide City efforts in managing these neighborhood traffic safety concerns.</p>	<p>Policy 4.2:            The City should encourage the use of Neighborhood Traffic Management controls to lower residential speeds and discourage cut-through traffic. The City should prepare a traffic calming policy manual to guide City efforts in managing these neighborhood traffic safety concerns.</p>	<p>Revised</p>
<p>Policy 4.3            The City shall promote design standards which allow for safe and efficient transport, delivery, loading and unloading of goods from service vehicles within commercial and industrial areas.</p>	<p>Policy 4.3            (Same)</p>	
<p>Policy 4.4            The City should pursue minimizing the number of entrances and exits to strategic locations along major thoroughfares by requiring the establishment of shared driveways and reciprocal access between adjoining properties.</p>	<p>Policy 4.4            (Same)</p>	
<p>Policy 4.5            The City should establish and implement appropriate setback and off-street parking requirements.</p>	<p>Policy 4.5            (Same)</p>	
<p><b>Objective 5.0</b>  <b>Provide for adequate and safe movement of senior and disabled citizens throughout the City.</b></p>		<p>Incorporated under other sections</p>

Current Circulation Element	Proposed Circulation Element	Notes
<p>Policy 5.1            The City should pursue the elimination of physical barriers around public facilities and commercial centers to improve access and mobility of the elderly and the disabled in a manner consistent with the Title 24 of the California Code of Regulations and the federal Americans with Disabilities Act (ADA).</p>	<p>Policy 8.3:            (Same)</p>	
<p>Policy 5.2            The City should work with the Metropolitan Transit Development Board to provide accessibility to the San Diego Trolley and Metropolitan Transit System buses.</p>	<p>Policy 6.3:            The City should coordinate with SANDAG and MTS to provide multi-modal support facilities and adequate access near and to/from transit stops for bicyclists and pedestrians, including children and youth, seniors, and persons with disabilities.</p>	Revised
<p>Policy 5.3            On all primary pedestrian corridors the City shall ensure adequate green time, based on established standards, on all crosswalks that allow the elderly and disabled to cross City streets on a single green light.</p>	<p>Policy 8.9:            (Same)</p>	
	<p><b>Objective 5.0:</b>  <b>Allow parking reductions around transit and affordable housing.</b></p>	New
	<p>Policy 5.1:            The City should consider reducing parking requirements in the town center area and at transit stations as transit ridership increases over time due to increased development intensities and a broader mix of land uses.</p>	New
	<p>Policy 5.2:            The City should maximize shared parking opportunities for uses with varied peak parking periods.</p>	New

Current Circulation Element	Proposed Circulation Element	Notes
	Policy 5.3: The City should exercise flexibility in the application of parking standards to support transit-oriented development.	New
	<b>Objective 6.0:</b> <b>Increase the use of public transit systems.</b>	New
Policy 2.2 The City should work with the Metropolitan Transit Development Board to maintain a bus route network that provides the most benefit to the residents of Santee.	Policy 6.1: The City should coordinate with SANDAG and MTS to maintain and enhance transit services in the City so that they are efficient, cost-effective, and responsive to growth and redevelopment.	Revised
	Policy 6.2: The City should coordinate with SANDAG and MTS to improve bus stop and shelter facilities to increase the comfort of users.	New
Policy 5.2 The City should work with the Metropolitan Transit Development Board to provide accessibility to the San Diego Trolley and Metropolitan Transit System buses.	Policy 6.3: The City should coordinate with SANDAG and MTS to provide multi-modal support facilities and adequate access near and to/from transit stops for bicyclists and pedestrians, including children and youth, seniors, and persons with disabilities.	Revised
	Policy 6.4: The City should coordinate with SANDAG and MTS to post route maps and pick-up/drop-off times at each stop.	New
	Policy 6.5: The City should coordinate with MTS to encourage establishing transit stops in areas of concentrated activity such as near senior housing projects, medical facilities, major employment centers, and mixed use areas.	New

Current Circulation Element	Proposed Circulation Element	Notes
	<p>Policy 6.6:            The City should coordinate with MTS to accommodate transit centers and major stops with adequate bicycle and pedestrian access and secure bicycle storage where appropriate. Include facilities that are well designed, provide appropriate lighting and are safe, comfortable, and attractive.</p>	New
	<p>Policy 6.7:            The City should provide incentives for transit-oriented development, such as a parking reduction consistent with regional standards, for more intense development and higher density residential uses along major transportation corridors or in areas accessible to transit use.</p>	New
	<p><b>Objective 7.0:            Develop, maintain, and support a safe, comprehensive and integrated bikeway system that encourages bicycling, as documented in the City's Bicycle Master Plan (BMP).</b></p>	New
<p>Policy 2.4            The City shall continue to implement and maintain a comprehensive bicycle route system, and to designate appropriate bikeways.</p>	<p>Policy 7.1:            The City shall continue to implement and maintain a comprehensive bicycle route system, and to designate appropriate bikeways through the regular update of the City's Bicycle Master Plan.</p>	Revised
	<p>Policy 7.2:            The City should strive to achieve objectives and policies identified in the Bicycle Master Plan including those related to bicycle safety awareness, bicycle promotion, maintenance and monitoring.</p>	New

Current Circulation Element	Proposed Circulation Element	Notes
Policy 2.3 The City should promote the development of hiking and bicycle trails along the San Diego River in conjunction with the San Diego River Plan.	Policy 7.3: (Same)	
	Policy 7.4: The City should require new development and redevelopment to provide connections to existing and proposed bicycle routes, where appropriate.	New
	Policy 7.5: The City should keep abreast of bicycle facility innovations in other cities and regions, and seek to incorporate these into the bicycle network.	New
	<b>Objective 8.0: Develop and maintain an accessible, safe, complete and convenient pedestrian system that encourages walking.</b>	New
Policy 2.6 The City should encourage the incorporation of pedestrian-friendly design concepts including separated sidewalks and bikeways, landscaped parkways, traffic calming measures, safe intersection designs and access to transit facilities and services into both public and private developments.	Policy 8.1: The City should require the incorporation of pedestrian-friendly design concepts including separated sidewalks and bikeways, landscaped parkways, traffic calming measures, safe intersection designs and access to transit facilities and services into both public and private developments.	Revised
	Policy 8.2: The City should provide for the connectivity of wide, well-lit sidewalks and environments with safety buffers between pedestrians and vehicular traffic, where feasible.	New

Current Circulation Element	Proposed Circulation Element	Notes
<p>Policy 5.1            The City should pursue the elimination of physical barriers around public facilities and commercial centers to improve access and mobility of the elderly and the disabled in a manner consistent with the Title 24 of the California Code of Regulations and the federal Americans with Disabilities Act (ADA).</p>	<p>Policy 8.3:            (Same)</p>	
<p>Policy 2.7            The City shall require non-contiguous sidewalks on all streets of residential collector classification or larger.</p>	<p>Policy 8.4:            The City shall require non-contiguous sidewalks on all streets with a residential collector classification or higher, as appropriate.</p>	Revised
	<p>Policy 8.5:            The City should identify and implement pedestrian improvements with special emphasis on providing safe access to schools, parks, community and recreation centers, and shopping districts.</p>	New
	<p>Policy 8.6:            The City should promote walking and improve the pedestrian experience by requiring pedestrian facilities along all classified streets designated on the Circulation Plan; by implementing streetscape improvements along pedestrian routes that incorporate such elements as shade trees, street furniture, and lighting; by orienting development toward the street; by employing traffic calming measures; and by enforcing vehicle speeds on both residential and arterial streets.</p>	New
	<p>Policy 8.7:            The City should promote walking as the primary travel mode for the school trip through implementing the citywide safe route to school plan.</p>	New

Current Circulation Element	Proposed Circulation Element	Notes
	Policy 8.8: The City should improve pedestrian safety at intersections and mid-block crossings where appropriate.	New
Policy 5.3 On all primary pedestrian corridors the City shall ensure adequate green time, based on established standards, on all crosswalks that allow the elderly and disabled to cross City streets on a single green light.	Policy 8.9: (Same)	
	Policy 8.10: The City should provide connected network of safe pedestrian crossings throughout the City.	New
	Policy 8.11: The City should enhance pedestrian visibility by enforcing parking restrictions at intersection approaches, improving street lighting, and minimizing obstructions.	New
	<b>Objective 9.0:</b> <b>Increased use of alternative modes of travel to reduce peak hour vehicular trips, save energy, and improve air quality.</b>	New
Policy 2.5 The City shall encourage and provide for Ride Sharing, Park and Ride, and other similar commuter programs that eliminate vehicles from freeways and arterials.	Policy 9.1: (Same)	
	Policy 9.2: The City should encourage businesses to provide flexible work schedules for employees.	New

Current Circulation Element	Proposed Circulation Element	Notes
	<p>Policy 9.3:            The City should encourage employers to offer shared commute programs and/or incentives for employees to use transit.</p>	New
	<p>Policy 9.4:            The City should encourage the use of alternative transportation modes, such as walking, cycling and public transit. Maintain and implement the policies and recommendations of the Bicycle Master Plan and Safe Routes to School Plan to improve safe bicycle and pedestrian access to major destinations.</p>	New
	<p>Policy 9.5:            The City should improve safety of walking and biking environment around schools to reduce school-related vehicle trips.</p>	New
<p><b>Objective 6.0</b>  <b>The City shall remain actively involved in regional issues.</b></p>	<p><b>Objective 10.0:</b>  <b>The City shall remain actively involved in regional issues.</b></p>	
<p>Policy 6.1            The City supports the continued expansion of the San Diego Trolley system.</p>	<p>Policy 10.1:            The City should promote and support the continued expansion of the San Diego Trolley system which benefits residents of Santee, especially in higher density areas.</p>	Revised
<p>Policy 6.2            The City supports necessary improvements to regional airport facilities, but does not support any proposal that situates a new regional airport at Miramar.</p>	<p>Policy 10.2:            The City supports necessary improvements to regional airport facilities, excluding any proposal to site a new regional airport at the Miramar Marine Air Station.</p>	Revised
<p>Policy 6.3            Any future extension of SR 125 north of SR 52 shall utilize the existing SR 52 bridge over the San Diego River and no such alignment shall occur within the City's limits.</p>	<p>Policy 10.3:            (Same)</p>	

Current Circulation Element	Proposed Circulation Element	Notes
Policy 6.4 The City supports the widening of State Route 52 and State Route 67.	Policy 10.4: (Same)	
Policy 6.5 The City shall oppose the installation of freeway on-ramp meters unless appropriate mitigation is provided by Caltrans for impacts to City streets caused by such metering.	Policy 10.5: (Same)	
Policy 6.6 The City supports the connection of CalTrans traffic signals on City streets to the City's interconnected traffic signal system to maintain traffic flow.	Policy 10.6: (Same)	
<del>Policy 6.7            The City supports a truck route system that provides for access to all commercial and industrial areas within the City but discourages through truck traffic that does not stop in Santee.</del>		Remove (redundant) See proposed Policies 2.4 and 2.5